

ITEM NO: 07Application No.
19/00931/FULWard:
Winkfield And
CranbourneDate Registered:
22 October 2019Target Decision Date:
21 January 2020

Site Address:

**Winkfield Park Winkfield Row Bracknell Berkshire
RG42 6NA**

Proposal:

**Demolition of Brockhill House and stable barn. and erection of
replacement main house comprising 9 no. apartments.**

Applicant:

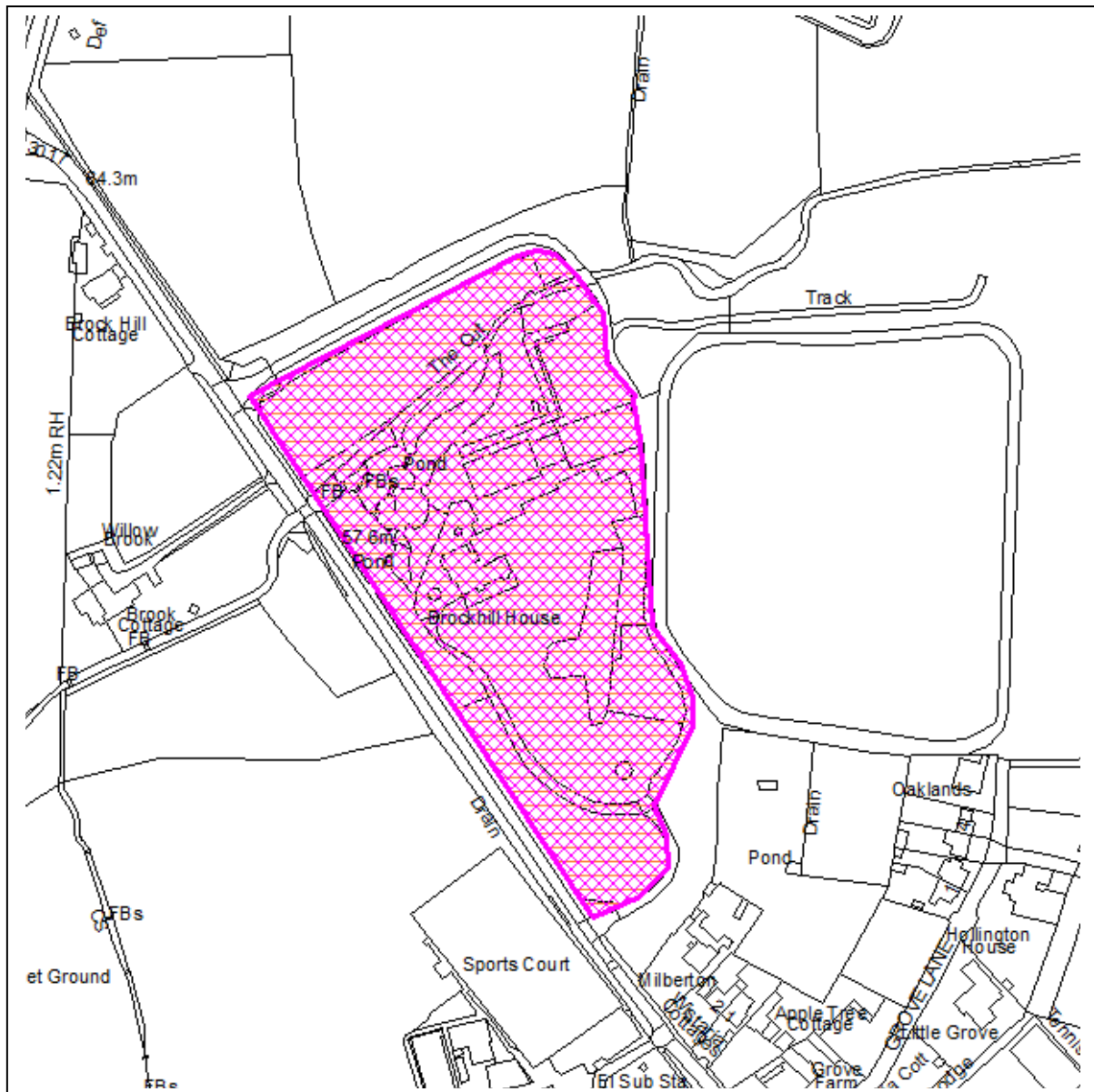
N/A

Agent:

Mr Jeffrey Dummett

Case Officer:

Margaret McEvit, 01344 352000

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

OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the demolition of the existing dwelling on site together with a stable barn and the erection of a three-storey detached building to contain nine apartments.
- 1.2 The site is located outside of a settlement area. Planning permission was previously granted to demolish the existing dwelling house and erect a replacement dwelling (12/00342/EXT). This permission is extant.
- 1.3 The proposed development is considered to be acceptable when considered against policies CS9, EN8, H5 and H6. Policy H6 refers to the replacement of dwellings on a one for one basis being acceptable in the countryside and this application proposes the replacement of one dwelling with one building containing nine apartments. However, the proposed building is on the same footprint as the extant planning permission and the building will not be materially larger than the previously approved dwelling house. Although not fully in accordance with policy H6, the proposal is not considered to adversely affect the character of the area or to result in inconvenience or danger on the public highway.

RECOMMENDATION

Planning permission be granted subject to 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 as it is considered to be a departure from the Development Plan.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Outside of a settlement area within countryside

Within the Landscape Character Area C2 Winkfield and Cranbourne Clay Farmland as defined in the Borough Wide Landscape Character Assessment (LCA) (September 2015 - LUC)
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Site covered by TPO 1334

3.1 The application site extends to 3.5ha and is located on the eastern side of Winkfield Row. It is currently occupied by Brock Hill House, a large two/three storey house with a self-contained annexe, and a number of equestrian buildings.

3.2 The site has two access points onto Winkfield Row at the northern and southern ends of the site's frontage. These link into a circular access road within the site. This runs along the site's eastern edge and would continue to offer access to the horse exercise track that is located immediately adjacent to the site's boundary.

3.3 The site is located beyond the settlement boundary of Winkfield Row but adjoins it at its south-eastern corner. The Winkfield Conservation Area boundary coincides with the settlement boundary at this point, and then extends in a north-easterly direction along the application site's boundary before the latter returns northwards. The Green Belt boundary

crosses the northern part of the site to the north of The Cut. The remainder of the site lies within the countryside as defined in the development plan.

3.4 The site is located beyond the 5km buffer zone to the Thames Basin Heaths Special Protection Area (SPA).

3.5 Public Right of Way Footpath No. 4 runs in a north-south direction at a point to the east of the application site and is separated from it by open fields.

3.6 Trees on the site are covered by TPO 1334.

4 RELEVANT SITE HISTORY

02/00101/LDC Certificate of lawfulness application to allow the use of land for the siting of a mobile home and its occupation for residential purposes. Approved 15.07.2003.

07/00450/OUT Outline application (including details of layout and access) for the erection of a detached dwelling house and a detached building comprising 5no. flats following the demolition of 5no. cottages and various non-residential buildings, the removal of a mobile home and the relocation of a clubhouse. Approved.

09/00285/FUL Erection of detached four bedroomed house (forming manager's house) and 5 no. terraced cottages (3 no. three bedroom and 2 no. two bedroom) with associated parking and re-siting of clubhouse following the demolition of five no. cottages, various non-residential buildings and the removal of a mobile home. Approved

09/00287/FUL Demolition of Brockhill House and erection of detached six bedroom house with detached triple garage with store above. Approved.

11/00304/FUL Section 73 application for the removal of subsection (a) of condition 4 of planning permission 09/00287/FUL which states "The existing dwelling house (Brockhill House) shown to be demolished on plan 08A shall be demolished before the earliest of the following dates: (a) the date one calendar year following the commencement of building operations in respect of the dwelling house hereby approved: (b) the date one calendar month following the first occupation of the approved dwelling house" to allow retention of the existing house until completion of the approved dwelling. Refused.

12/00342/EXT Demolition of Brockhill House and erection of detached six bedroom house with detached triple garage with store above. [This application is for an extension of the time limit to implement planning permission 09/00287/FUL]. Approved.

12/00150/COND Details submitted pursuant to conditions on 12/00342/EXT. Approved.

12/00652/EXT erection of detached four bedroomed house (forming manager's house) and 5 no. terraced cottages (3 no. three bedroom and 2 no. two bedroom) with associated parking and re-siting of clubhouse following the demolition of five no. cottages, various non-residential buildings and the removal of a mobile home. [This application is for an extension of the time limit to implement planning permission 09/00285/FUL]. Approved.

12/00151/COND Details submitted pursuant to conditions on 12/00652/EXT. Approved.

Planning permission 12/00342/EXT and 12/00652/EXT have been implemented and remain extant.

18/00618/FUL Erection of 15no. dwellings following demolition of existing dwellings, barns, menage and stable buildings. Refused.

5 THE PROPOSAL

5.1 This full application proposes the demolition of the existing dwelling and stable barn and the erection of a three storey building containing 9 no. apartments.

5.2 The existing two access points to Winkfield Row will be retained. Parking will be provided behind the proposed building to serve the apartments.

6 REPRESENTATION RECEIVED

Parish Council

6.1 Observed that the proposal would exacerbate highways issues in a conservation area and that the location of the site in relation to services and facilities is not sustainable. The development should include the provision of 20% of renewables.

6.2 No other representations were received.

7 SUMMARY OF CONSULTATION RESPONSES

Highway Officer

Access

7.1 The two existing accesses to the site from Winkfield Row will be retained. Both are suitable for continued access to serve the proposed development. Visibility splays can be achieved at both accesses subject to vegetation at the southern access being cut back. A condition has been included to achieve the required sight lines.

7.1 Parking

7.2 The flats would be provided with 20 car parking spaces, including 2 visitors' spaces, and 21 secure cycle parking spaces, Which meets the Council's parking standards. A condition will be required to ensure cycle parking and visitor parking is provided.

Trips

7.3 Trips to the site can be safely accommodated on local roads.

7.4 The highways officer has no objection to the application subject to conditions.

Ecology

7.5 Proposes conditions to address the potential impacts of construction on habitats and species on the site including the provision of replacement bat roosts to accommodate roosts lost in the existing dwelling, a Construction Environment Plan, landscape scheme, landscape and ecology management plan and biodiversity enhancements. A sensitive lighting strategy will be required to avoid and mitigate impacts on foraging bats.

Waste Management

7.6 The development will be a private gated development. The Council's waste collection policy is that bins are collected from the kerbside of an adopted highway. If this is not possible the Council's waste collection contractor may enter private roads at their discretion and will accept no liability for any damage. For the constructor to consider doing so the road must be constructed and thereafter maintained to an adoptable standard to allow for the operation of a 26 tonne waste collection vehicle.

Environmental Health

7.73 The area around the ponds has been identified as potentially contaminated land. A condition is proposed to specify the procedure to be carried out if any unforeseen contamination is encountered on site.

Landscape Officer

7.8 The site is within the Landscape Character Area C2; Winkfield and Cranbourne Clay Farmland of the Bracknell Forest Landscape Character Assessment (LUC 2015). Valued features identified in the assessment and relevant to the site that should be protected and enhanced include the rural lanes bordered by trees and hedges and the parkland landscapes associated with manor houses.

7.95 The principle of the scheme is accepted. A landscape scheme is required to show how the parkland character of the site can be enhanced and how the scheme can be integrated into the wider countryside.

Tree Officer

7.10 All trees on site are now protected by Tree Preservation Order 1334.

7.11 There are no objections to the application by the tree officer subject to conditions to protect trees during the demolition and construction period and to ensure Arboricultural supervision during these phases..

Environment Agency

7.12 The proposed development is acceptable subject to conditions to ensure the development is carried out in accordance with the submitted flood risk assessment and subject to the approval of a landscape and ecological management plan.

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 of CSDPD	Limited (policy not used in planning application decision-making) Consistent
CSDPD Policy CS2	Consistent (Para. 17 & 117 - 119).	Full
CSDPD Policy	Elements are acknowledged	Moderate

CS9 and BFBLP 'Saved' Policy EN8	to not be fully consistent (para. 170 a) and b) however the thrust of these policies remains consistent (paras. 78-79, 103, 104a, 117 and 170)	
BFBLP 'Saved' Policy H5	Generally Consistent (paras. 79,103, 117, 170)	Limited but relevant
BFBLP "Saved" Policy H6		Limited.
Housing	H5 of BFBLP	Partially out of date but some weight can be attached..
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Trees & Landscaping	CSDPD Policies CS1 & CS7 BFBLP 'Saved' Policies EN1, EN2 & EN20	Consistent (paras. 127 & 170)
Heritage	CSDPD Policies CS1 & CS7	Consistent (paras. 189 to 197)
Drainage	CS1 of CSDPD	Consistent (paras. 163 & 165)
Biodiversity	CSDPD Policies CS1 & CS7 BFBLP 'Saved' Policies EN1, EN2 & EN20	Consistent (paras. 170 & 175)
Noise and Pollution (including Land Contamination)	CSDPD Policy CS1 BFBLP 'Saved' Policy EN25	Consistent (paras. 118, 170, 178 & 180)
Sustainability (Renewable Energy and Water Use)	CSDPD Policies CS10 & 12	Consistent (para. 149)
Archaeology	NPPF (para. 189)	Consistent (para. 189)
Open Space	CSDPD Policy CS8	Consistent (paras. 92 & 97 of the NPPF)

Provision		
Securing Necessary Infrastructure	CSDPD Policy CS6	Consistent (para. 54 to 56, 92 and 94)
Supplementary Planning Documents (SPD)		
Parking standards SPD Planning Obligations SPD (2015)		
Other publications		
National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)		

9 PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Design
- iv Residential amenity.
- v Highways
- vi Thames Basin Heaths Special Protection Areas (SPA)
- vii Heritage
- viii Land Contamination
- ix Drainage
- x Trees
- xi Securing necessary infrastructure
- xii Ecology

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 National Planning Policy Framework (NPPF) is a material consideration.

9.3 The NPPF confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 11 sets out that for decision takers this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.4 The Council is currently able to demonstrate a 6.08 year supply of deliverable housing sites and accordingly development plan policies relevant to the supply of housing are not considered to be out of date by virtue of footnote 7 to the above paragraph. The application should therefore be determined in accordance with the development plan, unless material considerations dictate otherwise, with the weight to be afforded development plan policies to reflect their consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given) as set out in para. 213 of the NPPF.

9.5 The site is located on land outside of a defined settlement as shown on the Bracknell Forest Borough Policies Map (2013) and is considered 'countryside'. CSDPD Policy CS1 indicates that development should protect and enhance the character and quality of local landscapes and the wider countryside. Policy CS2 provides locational principles for the allocation of land for development and confirms that development will be permitted within defined settlements and on Allocated Sites. Both of these policies are considered to be consistent with the principles of sustainable development and a plan-led approach as set out in the NPPF such that they should be accorded full weight.

9.6 Policy CS9 of the Core Strategy indicates that land outside settlements will be protected from development that would adversely affect the character, appearance or function of the land. 'Saved' Policy EN8 of the Borough Local Plan 2002 indicates that "the countryside will be protected for its own sake. Outside the defined settlement boundaries, development will be permitted only where it would not adversely affect the character, appearance or function of the land, would not damage its landscape quality and, where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt". Any development permitted in the countryside may include the replacement of existing buildings subject to criteria in policy H6 that seeks to permit the replacement of existing dwellings on a 'one for one' basis.

9.7 These policies are not wholly consistent with the revised Framework which does not refer to the 'protection' of the countryside but both policies include an assessment of the effect on the character and appearance of the land and this is consistent with NPPF para. 170 b) which requires decisions to contribute to and enhance the natural and local environment by 'recognising the intrinsic character and beauty of the countryside' and with para. 127 which requires decisions to ensure that developments 'are sympathetic to local character and history, including the surrounding built environment and landscape setting..'

9.8 'Saved' Policy H5 of the BFBLP states that outside the defined settlement boundaries the erection of new dwellings will not be permitted except where there is a need for it in connection with an accepted use listed in policy EN8 and where it would cause no harm to the character of the area. This policy is consistent with the NPPF in respect of its requirement to consider the impact of new residential development beyond any settlement on the character and appearance of the area, however it is inconsistent in that it limits this consideration to certain types of development.

9.9 "Saved" Policy H6 of the BFBLP states that development involving existing dwellings in the countryside outside the Green Belt will be permitted provided that it would not adversely affect the character of the area, would not result in inconvenience or danger on the public highway or cause any other environmental or other harm. Policy H6 sets out the form of development that could be permitted to include the replacement of existing dwellings on a "one for one" basis or the subdivision of an existing dwelling into two or more units provided the proposal is appropriate to the character of the existing building and the increased activity generated by the proposal is appropriate to its location. This policy is consistent with the NPPF in respect of its requirement to

consider the impact of new residential development beyond any settlement on the character and appearance of the area, however, it is inconsistent in that it limits this consideration to certain types of development.

9.10 Policies CS9, EN8, H5 and H6 are not wholly consistent with the NPPF so any conflict with them cannot be accorded full weight in the planning balance which is set out in Section 10 below.

9.11 The application proposes the erection of 9 apartments within a three storey building to replace the existing large detached house on the site. Planning permission was granted in 2009 for the erection of a detached six bedroom house and detached triple garage with store above (09/00287/FUL) and an extension of time for the implementation of this permission was granted in 2012 (12/01342/EXT). This planning permission was commenced by works taking place on site, pre-commencement conditions having been discharged. The dwelling was shown located some 20 metres south of its existing position to improve the relationship of the dwelling with the other ancillary buildings on site without detriment to the character of the countryside. The proposed apartment building in the current planning application will be built in the position of the previously approved dwelling.

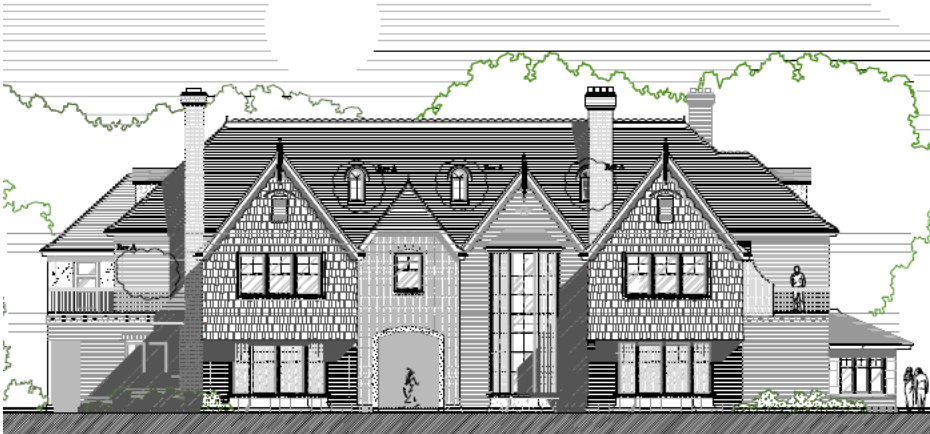
9.12 The proposed development proposes new residential development on land outside of a settlement area so would conflict with policy CS9 of the CSDPD and policies EN8, H5 and H6 of the BFBLP. The weight to be given to this conflict is considered in section 11 below.

ii) Impact on character and appearance of the area

9.13 CSDPD Policy CS9 and BFBLP Policy EN8 seek to prevent development that would adversely affect the character, appearance or function of the land and Policy H5 requires new dwellings outside settlements to cause no harm to the character of the area as set out above. Policy H6 sets out the form of development that could be permitted to include the replacement of existing dwellings on a "one for one" basis or the sub-division of an existing dwelling into two or more units provided the proposal is appropriate to the character of the existing building and the increased activity generated by the proposal is appropriate to its location.

9.14 CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, respects the local patterns of development, and enhances the landscape. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area. It further states that the design of the development should promote local character and a sense of local identity.

9.15 The house that was approved under reference 12/01342/EXT was a substantial 3 storey detached property measuring some 11m in height. The apartment building proposed in this current application is a 3 storey building with 2.5 storey wings. It will be well screened by boundary trees and will give the appearance of being a large manor house type development, albeit divided into 9 apartments. Although the development represents an increase in the number of residential units on the site they will be sited in one building of a similar scale to the replacement house in the extant planning permission. In terms of the impact of the proposal on the character and appearance of the area, the proposal is considered to be acceptable. There will be no significant increase in the footprint of development over the permitted scheme on site and the position of the proposed building within this well screened site will not result in any adverse impact on the character and appearance of the area.



Replacement house under permitted under 12/00342/EXT



9.16 The application site forms part of the wider Winkfield Park estate. Planning permission has been granted but not yet constructed on land within the blue line and forming part of the wider estate for a detached four bedroomed house (forming a manager's house) and 5 terraced cottages. These were permitted under reference 09/00285/FUL which was granted an extension of time under reference 12/00652/EXT. All pre-commencement conditions have been discharged for these proposals and development has commenced. When the current application is viewed in the context of the wider estate the proposed development will replace the existing main house on the site with a building which will form the significant building on the estate, with buildings permitted under reference 12/00652/EXT being subservient in character. This will replicate the character of a country estate such as the one that existed when the original Brock Hill House on the site was occupied.

9.17 The site lies immediately to the north of Area C: Winkfield Row North as identified within the Character Area Assessments SPD. Although outside the Study Area, the plan identifying the key features of this area refers to the planting along the site's boundary with Winkfield Row as providing a "High degree of enclosure due to boundary planting and woodland character". The recommendations contained within this Study include that 'rural gaps between individual settlements should be retained and reinforced with tree and hedgerow planting in keeping with the local landscape pattern'.

9.18 The Council has produced a Borough Wide Landscape Character Assessment (LCA) (September 2015 - LUC) and the site lies within the Landscape Character Area C2 Winkfield and Cranbourne Clay Farmland. This identifies as one of the valued features of the area, parkland landscapes associated with manor houses which provide a historical link with Windsor. Although Winkfield Park is not one of the listed examples of these manor houses, its scale and layout is consistent with this character.

9.19 The existing site is visually contained from most directions, its character taking the form of a traditional manor house with associated parkland set behind a wooded boundary. The character of the site is consistent with that of the wider countryside within which it sits, being occupied by a substantial dwelling surrounded by open land and ancillary equestrian buildings. Existing planting encloses the site on its northern, southern and western edges, with it remaining open to the wider countryside to the east and subject to uninterrupted views from the Public Right of Way.

9.20 This application is considered to represent a form of development which is consistent with the landscape character of the area, i.e. a substantial manor house style dwelling with associated outbuildings. The apartment building will be set back from the site's eastern edge, behind a central belt of trees providing substantial screening when viewed from the open land to the east. It will therefore be a form of development consistent with the existing character of the site.

9.21 The application is in accordance with policies CS9 of the CSDPD, policies EN8 and EN20 of the BFBLP in so far as the proposed development would be in sympathy with, and have no adverse effect on, the character and appearance of the area when compared to the existing development on site and the extant planning permission 12/01342/EXT.

iii) Design

9.22 Policy CS7 of the CSDPD requires a high quality design for all development that builds on the local character, respecting local patterns of development and the historic environment. Development should enhance the landscape and promote biodiversity and provide high quality usable open spaces.

9.23 The design of the house is Georgian in style and proportions with a Doric stone cornice and standing seam zinc mansard roof. The main brickwork is a Flemish bonded red multi stock with a dark red multi Flemish bond plinth. The building will include red clay chimney pots and timber sash windows with red brick arches over.

9.24 The design is considered to be appropriate for the site and will indicate that this is the significant building on the site replacing the existing "manor house" on the site.

9.25 A triple garage building is shown within the red line which forms part of the extant planning permission 09/00285/FUL and will be constructed as permitted under this consent.

9.26 Parking to serve the apartments is positioned behind the building. Tandem parking spaces are provided for each apartment to restrict the parking area and allow for the provision of landscaping and to protect existing mature trees. Parking will be screened by landscaping from the

terraced cottages to be constructed immediately north as part of planning permission 09/00285/FUL.

9.27 The proposed building will be viewed as the predominant building on the wider estate and is considered to be of a high quality of design appropriate for the location. Parking will be positioned behind the building and will be screened by landscaping. Tandem parking will reduce the footprint of the car park to minimise its impact on the site. The proposed development is considered to be of a high quality of design and to be acceptable when considered against policy CS7.

iv Residential Amenity

9.28 The site is self-contained and due to the degree of separation between it and adjacent properties, together with the mature planting along the site's southern, western and northern boundaries, the development would have no adverse impact on the residential amenity of any adjoining occupiers.

9.29 The proposal is considered to comply with criteria (iv) and (vii) of Policy EN20 of the BFBLP.

v) Highways

Access

9.30 This residential development is proposed to utilise two existing accesses to Winkfield Park from the B3017 Winkfield Row, a local distributor road. The northern access is located within a 40mph speed limit and the southern access is within a 20mph speed limit. There are existing gates within the site, set back from the access points, the northern gate is 20m from Winkfield Row and the southern gate 12m from Winkfield Row. Measurements on the proposed site layout plan show that the southern gate is 4.2m wide through the gated access, which should enable two cars to pass at slow speed, and the northern access is 3.5m wide through the gated access, which would not allow two cars to pass but there is sufficient set-back from Winkfield Row that a vehicle would be able to wait off the carriageway if required.

9.31 The highway boundary along Winkfield Row, an ancient highway, includes the verge up to the site boundary. The southern access will need to be formally brought back into use and a planning condition to this effect is suggested. The 20mph speed limit commences to the south of an existing priority/give-way feature as Winkfield Row crosses The Cut, and north of the southern access.

9.32 The applicant's Transport Statement states that the northern access provides 2.4m by 103m visibility splays and the southern access provides 2.4m by 27m visibility splays, commensurate with the respective 40mph and 20mph posted speed limits in line with Manual for Streets 2 guidance. To the north of the southern access, greater than 27m visibility to the north (to southbound traffic) may be available in practice, but on-site observations indicate that the visibility splay to the south of the southern access has become obscured by vegetation over time; this vegetation should be cut back to ensure that the stated visibility splays are available.

9.33 The internal access road is as existing in terms of its route, but two passing places have also been introduced.

Refuse Collection

9.34 A bin store is to be provided to the south-west of the main building. Bracknell Forest Council's waste collection vehicle does not typically serve new unadopted roads unless the road is constructed and thereafter maintained to an adoptable standard to allow for the operation of a 26 tonne waste collection vehicle; and if the site owner acknowledges that the waste collection contractor enters the site at its own discretion and accepts no liability for any damage. Alternatively, bins can be collected from the kerbside of the adopted highway. Although no footpath is provided within the site for residents to reach the adopted highway, given the anticipated vehicle movements on site, this is not considered to be necessary and the access road can be used as a shared surface by residents. The provision of a footpath would also introduce additional hardstanding onto the site. This is not considered to be desirable.

Sustainable Travel

9.35 Adjacent to the site Winkfield Row has a footway on its eastern (site) side. A Public Right of Way (PRoW) footpath joins Winkfield Row between the site's northern and southern access points, adjacent to The Cut. The southern gated access has adjacent pedestrian gates, but these are currently severed by planting. This access could be altered to enhance pedestrian movement, to tie in with the existing footway on the eastern side of Winkfield Row.

9.36 The site is not within walking distance of local facilities and services. The Transport Statement indicates that Whitegrove, the nearest secondary school (Garth Hill College), Bracknell Town Centre (which provides a wide range of shop and facilities), the railway station, and also employment opportunities at the Bracknell Eastern Industrial Estate are all accessible by cycling and bus. Whilst a number of destinations could be reached within an acceptable cycle distance (up-to 5km), there are no dedicated cycle facilities in the area. The 162 and 162a bus services (between Bracknell and Ascot) are limited, ranging from hourly services to gaps of an hour and a half, services are limited in the evenings, and there are no Sunday services.

9.37 The site is not well located in terms of accessibility to local services but has an extant permission for residential development on the site and land within the blue line and an existing residential dwelling on the site.

Parking

9.38 The flats will be provided with 20 car parking spaces including 2 visitors' spaces and 21 secure cycle parking spaces, complying with the adopted car parking standards

9.39 Details of cycle parking have not been provided. A condition has been included seeking the approval of cycle parking before the development is occupied.

Trips

9.40 The vehicular trip rates presented in the Transport Statement are low, given the limited facilities and services within walking distance. The TRICS sites selected include sites in location category "Suburban Area" which are in closer proximity to facilities, services and railway stations than Winkfield Park; also sites have been selected with a population within five miles of "500,001 or More", which is not representative of the local population around Winkfield Park.

9.41 Bracknell Forest Council's transport model would indicate that closer to 0.5 trips per dwelling two-way would be made during peak hours. However, even using the Bracknell Forest transport model, trip rates would be low and can be accommodated on local roads.

9.42 The application is acceptable in highway terms and makes satisfactory parking provision in accordance with policy M9 of the BFBLP. It is acknowledged that the site is not highly sustainable in terms of being accessible by non-car means of transport.

vi) Thames Basin Heaths Special Protection Areas (SPA)

9.43 The site is located beyond the 5km buffer zone to the Thames Basin Heath Special Protection Area (SPA) and accordingly, the proposed development, which is for less than 50 units, is not considered likely to result in an adverse effect on the SPA, and therefore no Appropriate Assessment is required.

vii) Heritage

9.44 In his original consultation response, the Conservation Officer indicated that although the development would affect the setting of the Winkfield Row Conservation Area by eroding an area of green space which contributes to its significance, the level of harm caused would be 'less than substantial' due to the containment and screening of the site. However, concerns were raised in respect of the demolition of Brockhill House, which is considered a non-designated heritage asset, and the lack of information provided in order to allow an informed assessment of the significance of the heritage assets on the site. Following these comments, the applicant submitted additional information demonstrating the implementation of planning permission 12/00342/EXT which has established the principle of demolishing Brockhill House. They also submitted a Heritage Statement which analyses the significance and development of Brockhill House.

9.45 The Conservation Officer accepts the findings of the Heritage Statement that the building 'retains some, limited, architectural and historic interest, by virtue of the Queen Anne Revival stylistic elements that survive in the main house together with the historic core of the building and its likely relatively high status within the local community. However, the building's remaining architectural quality has been greatly denuded through later alterations or variable quality. Therefore, the building whilst it has some architectural quality is not of any group or townscape value, or community value, giving it a relatively low heritage value'.

9.46 Under paragraph 197 of the NPPF, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement is made, having regard to the scale of any harm or loss and the significance of the heritage asset. In this case the heritage asset has a low value but the harm to it would be substantial (i.e. total loss). However, it is a material consideration that there is an extant planning permission for the demolition and replacement of Brockhill House and therefore, on balance, it is considered that no objection can be raised to the current application on heritage grounds.

9.47 Brockhill House is considered a non-designated heritage asset but there is limited evidence indicating any significant heritage value. Together with the extant planning permission for the demolition of Brockhill this means that maintaining an objection against demolition based purely on heritage grounds for an undesignated heritage asset is not considered to be practicable.

9.48 The application site is located close to the boundary of the Winkfield Conservation Area and has the potential to affect its setting and is also close to Appletree Cottage. The development has the potential to harm the Conservation Area by eroding an area of green space which contributes to its significance or through inappropriate development. This application is not considered to erode the green space as development will not expand beyond the footprint of the extant planning permission.

9.49 A condition requires the submission of materials for the agreement of the local authority for the brickwork, slates, windows and doors in order to ensure that only high quality materials are used, appropriate to this location.

viii) Land Contamination

9.50 The land quality database indicates that there is a large infilled pond on this site that has been identified as potentially contaminated land. An assessment of potential contamination would therefore be required for the proposed residential development in accordance with the National Planning Policy Framework and this could be secured by means of an appropriately worded condition.

ix) Drainage

9.51 The Environment Agency has no objections to the proposed development subject to conditions.

x) Trees

9.52 A TPO was served on the site (TPO 1334) on 20th February 2020 which is subject to confirmation. The TPO covers all trees on the site. The site contains many significant trees which make an important contribution to the street scene. The site also includes several landmark specimens including the mature Cedar (T26) near the front of the existing house and the Veteran Oak (T55) south of the garage block to be erected along the boundary with Winkfield Row. Unless specifically required to be removed to directly accommodate a construction footprint that has detailed planning consent, any works to, or near to, the trees above or below ground on the site, however minor, will require the necessary consent under the TPO legislation following the required procedures.

9.53 The root protection area (RPA) of the Cedar (T26) extends some 16m. The existing dwelling and its drive fall within the RPA and it is proposed to reinstate the area to soft landscaping. This will bring longer term benefits to the tree but will also require a site specific method statement to safeguard the tree. A construction exclusion zone will be required to be provided around the Cedar to fully safeguard the tree. The initial submission included parking spaces within the RPA of the Cedar but these have been removed in amended plans. The existing access road south of the Cedar should be retained and reused to avoid construction works within the RPA.

9.54 Adjustment to the car park to help safeguard the existing minimum rooting Area of the Cedar T26 is acceptable subject to adequate Tree Protection measures during construction. This area should be protected by appropriate landscaping measures to prevent use for overspill parking in this area in the longer term. A low knee rail or hedge planting would be appropriate.

9.55 A detailed program of arboricultural supervision for works within RPAs of trees together with routine monitoring of protection measures at maximum 4 week intervals is essential on this site to ensure trees are safeguarded throughout the construction period.

9.56 The proposed development will not result in the loss of significant trees on the site and the main landmark specimens will be retained as part of the development. To enhance the parkland character of the site and further integrate the site into the wider countryside a condition will require a landscaping scheme to be submitted and approved. Subject to conditions to protect trees during the demolition and construction phases and a landscaping scheme that will enhance the character of the site, the proposal will meet the requirements of policy EN1 of the BFBLP in protecting trees that are important to the character and appearance of the landscape.

xi) Securing necessary infrastructure

9.57 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.

9.58 Policy R4 of the BFBLP also seeks by condition or agreement the provision of 4.3ha of open space of public value per 1000 people. A condition has been included to secure open space of public value on the site.

9.59 The Planning Obligations SPD (6 April 2015) is also relevant.

9.60 Community Infrastructure Levy (CIL) is applied as a charge on each square metre of new development. It is considered that the proposed development is CIL liable.

xii) Ecology

9.61 The submitted ecological appraisal confirms that the existing building contains roosts for two species. Replacement bat roosts will be required to be provided within the new building. Further bat surveys may be required to demonstrate that the design and location of replacement bat roosts are appropriate.

9.62 The site also includes trees that have potential as veterans. Many of these have deadwood that should be retained if possible. The NPPF considers veteran trees to be irreplaceable habitat and they should be protected during the construction stage.

9.63 The submitted ecological appraisal identifies Habitats of Principal Importance in the form of Lowland Deciduous Woodland, hedgerow, ponds and the Cut River. To address the potential impacts of construction on these habitats and species on the site a Construction Environment Plan will be secured by condition. Landscape and ecology management plans will also be required to be submitted and approved to include details of the removal of invasive non-native species. A sensitive lighting strategy should also be secured to avoid and mitigate impacts on foraging bats. With the inclusion of conditions to cover these matters the application is considered to be acceptable in terms of policy CS1 of the CSDPD which seeks to protect and enhance the quality of natural resources including biodiversity.

10 PLANNING BALANCE

10.1 The Council can currently demonstrate a 5 year Housing Land Supply and considers the most important policies for the determination of this application to be up-to-date for the purposes of para. 11 of the NPPF. Therefore the application should be determined in accordance with the development plan unless material considerations dictate otherwise.

10.2 The application site lies within the countryside beyond any settlement boundary. The provision of new residential development in the countryside is contrary to policies CS2, CS9, EN8, H5 and H6 of the development plan. Whilst Policy CS2 is considered to be fully consistent with the NPPF, policies CS9, EN8, H5 and H6 are not, and therefore any conflict with these latter policies is given moderate weight in the planning balance.

10.3 The impact of the proposed development on the character and appearance of the area has been assessed and it has been concluded that, when compared with the existing development on site and the extant planning permission 12/00342/EXT, the proposed development will not cause

any material harm to the character or appearance of the area. As a result, there is no conflict with the development plan policies in this regard.

10.4 The application has been assessed in respect of all other issues including highways, heritage, drainage, biodiversity and trees and has been found to be consistent with relevant policies.

10.5 Given the existing development on the site and the extant planning permission the proposed development would not cause any material harm to the character and appearance of the countryside. Although policy H6 of the BFBLP refers to replacement of existing dwellings on a “one for one” basis being acceptable and the proposal is not entirely consistent with this comprising the erection of one building incorporating nine apartments, it is not considered that the provision of apartments within one building will adversely affect the character of the area. The levels of activity are not considered to result in adverse highways or environmental effects.

10.6 The proposed development would result in the net gain of eight residential units on the site which is considered to be a benefit. Whilst none of these would be affordable, the provision of new housing is consistent with the Government’s policy to significantly boost the supply of homes. The provision of such housing would provide economic benefits relating to their construction and spending within the local economy by residents, although due to the buoyancy of the local economy these benefits are afforded only limited weight.

10.7 The scheme would also result in CIL payments and these comprise economic benefits that weigh in favour of the scheme.

10.8 The conflict with Policy CS2 should be given significant weight and conflict with Policies CS9, EN8, H5 and H6 given moderate weight. However, in this instance, the absence of harm to the character and appearance of the countryside and benefits associated with the provision of the new housing, are considered to outweigh the identified conflict with the development plan and the granting of permission is recommended.

11 CONCLUSION

11.1 This is a full application for the demolition of the existing dwelling and stable barn on the site and the erection of a detached building to include 9 apartments. Access to the site will be from the two existing access points onto Winkfield Row with parking provided behind the proposed building to meet adopted car parking standards.

11.2 The site is outside a settlement area. Policy CS9 of the CSDPD, and Policies EN8 and H5 of the BFBLP seek to protect land outside settlements for its own sake and particularly from development that would adversely affect the character, appearance or function of the land.

11.3 The erection of a replacement building on the footprint of an extant planning permission (12/00342/EXT) is considered to be acceptable when considered against policies CS9, EN8 and H5. Although the building differs in design to the dwelling permitted under 12/00342/EXT and the building appears larger in terms of its bulk and massing, it is considered to be appropriate in terms of its impact on the character and appearance of the area. The apartment building will be set back from the site’s eastern edge, behind a central belt of trees providing substantial screening when viewed from the open land to the east. The design and scale of the building is appropriate to the site and the hierarchy of buildings within the wider estate. The garage shown along the Winkfield Row boundary will be built as part of the extant permission 12/00342/EXT. The design of the building is of a high standard and is acceptable in terms of policy CS7 of the CSDPD.

11.4 Policy H6 of the BFBLP refers to the replacement of dwellings on a 'one for one' basis being acceptable in the countryside. This application proposes the replacement of one dwelling with one building containing nine apartments. However, the proposed building is on the same footprint as the extant planning permission for a replacement large dwelling, and the building will not be materially larger than the previously approved dwelling house. Although not in accordance with policy H6, the proposal is not considered to adversely affect the character of the area or to result in inconvenience or danger on the public highway and is therefore considered to be acceptable when considered against the Development Plan as a whole.

11.5 This application represents a form of development which is consistent with the landscape character of the area and the existing character of the site. It would provide a building giving the appearance of a substantial manor house style dwelling with associated outbuildings.

11.6 The site is adjacent to the Winkfield Conservation Area and has the potential to harm the Conservation Area by eroding an area of green space which contributes to its significance. However, the proposal would not erode the green space as development will not expand beyond the footprint of the extant planning permission.

11.7 The application is acceptable in highway terms and makes satisfactory parking provision in accordance with policy M9 of the BFBLP. The existing vehicular accesses to the site will be retained and used and the internal access road will be reused, with passing points included within the site. Parking will be provided to meet adopted car parking standards and details of cycle parking will be required to be submitted for approval. It is acknowledged that the site is not highly sustainable in terms of access by non-car means of transport but the site is in an existing residential use in a rural area. Although the opportunities for non-car transport are restricted, there are limited bus routes in the area and the site is within cycling distance of Bracknell.

11.8 The proposed development will not result in the loss of significant trees on the site and the main landmark specimens will be retained as part of the development. The building will be positioned on the site of the dwelling proposed under planning permission 12/00342/FUL and will not result in the loss of additional significant trees when compared to the extant permission on the site. To enhance the parkland character of the site and further integrate the site into the wider countryside a condition will require a landscaping scheme to be submitted and approved. Subject to conditions to protect trees during the demolition and construction phases and a landscaping scheme the proposal will meet the requirements of policy EN1 of the BFBLP in protecting trees that are important to the character and appearance of the landscape.

11.9 The submitted ecological appraisal identifies that the site includes Habitats of Principal Importance in the form of Lowland Deciduous Woodland, hedgerow, ponds and the Cut River. To address the potential impacts of construction on these habitats and species on the site a Construction Environment Plan will be secured by condition. Landscape and ecology management plans will also be required to be submitted and approved to include details of the removal of invasive non-native species. A lighting strategy would also be secured to avoid and mitigate impacts on foraging bats. Subject to conditions to cover these matters the application is considered to be acceptable in terms of policy CS1 of the CSDPD which seeks to protect and enhance the quality of natural resources including biodiversity.

11.10 Policies CS2, CS9 of the CSDPD and policies EN8 and H5 of the BFBLP seek to restrict the provision of new dwellings within the countryside. Policy EN8 does permit the replacement of dwellings but subject to criteria in policy H6 which permits replacement buildings on a "one for one" basis. The proposal is therefore contrary to these policies in seeking to provide apartments on the site. However, the proposed development is not considered to adversely affect the character of the countryside and this absence of harm to the countryside together with the benefits associated with the provision of the new housing, are considered to outweigh the identified conflict with the development plan and the granting of permission is recommended.

12. RECOMMENDATION

That the Head of Planning be authorised to **APPROVE** the application subject to the following condition(s):-

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 22.10.2019, 22.01.2020 & 10.03.2020:

100/02
PL-01/C
PL 010 00
020/01

PL 215 00
PL 216 00
PL 217 00
PL 218 00

PL 315 00
PL 316 00
PL 318 00
330/01
331/01

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

03. No development above slab level shall take place until samples of the materials to include bricks, stonework and roof materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. Other than demolition and groundworks on site no works shall commence until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority 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]

05. No dwelling shall be occupied until the access road, including passing places, has been constructed in accordance with the approved plans to a sufficient standard to accept the weight of Bracknell Forest Council's refuse vehicles.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

06. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
07. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities in accordance with Table 6 and Annex C of the Parking Standards SPD, March 2016. The building shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained. REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. No dwelling shall be occupied until visibility splays of at least 2.4m x 25m have been provided at the southern access onto Winkfield Row. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
09. No dwelling shall be occupied until
(a) details of the location of 2 visitor car parking spaces, and
(b) details of the signing for the spaces
have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall be implemented prior to the occupation of any of the dwellings hereby permitted and shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
10. The development shall be carried out in accordance with the submitted flood risk assessment (reference CV8190782/AQ/DW/003, issue 1, dated 17 October 2019 and prepared by Glanville) and the following mitigation measures it details:

Finished floor levels shall be set no lower than 58.64m above Ordnance Datum (OD)
These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants.
11. No dwelling shall be occupied until a landscape and ecological maintenance and management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority prior to the occupation of any dwelling. The LEMP shall be carried out as approved.

The scheme shall include the following elements:

- i) Description and evaluation of features to be managed
- ii) Ecological trends and constraints on site that might influence management
- iii) Aims and objectives of management
- iv) Details of maintenance regimes
- v) Details of any new habitat created on-site or proposed planting schemes
- vi) Details of an 8m ecological buffer alongside the river that is free from all built development
- vii) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- viii) Details of the body or organisation responsible for implementation of the plan

REASON: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value.

12. No external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

No dwelling shall be occupied until all external lighting has been installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

REASON: To protect the wildlife interests of the site.
[Relevant Policies: CSDPD policy CS1]

13. Part 1

No development shall take place until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Means of enclosure (walls and fences etc)
- e) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- f) Recycling/refuse or other storage units, play equipment
- g) Other landscape features (water features, seating, trellis and pergolas etc).

Part 2: Implementation

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 8545:2014 - Trees: from nursery to independence in the landscape - Recommendations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

14. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.

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

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

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

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

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

16. The protective fencing and other protection measures specified by condition 15 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 (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

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

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

17. No development (including initial site clearance) shall commence until a detailed site specific programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.
 - c) Statement of delegated powers.
 - d) Timing and methods of site visiting and record keeping. To include routine site visits at maximum 4 week intervals
 - e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the local Authority following each visit.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area

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

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

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

19. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPAs) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) A site plan at a minimum scale of 1:200, identifying all areas where such work is to be undertaken.
 - b) Reinstatement to soft landscape area including proposed ground de-compaction works.
 - c) Timing and phasing of works.

The Construction Method Statement shall be observed, performed and complied with in full accordance with the approved details.

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

20. No development shall commence until:
- (i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works
- have been submitted to and approved in writing by the Local Planning Authority.

Details of the site layout plan shall include: -

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soak-aways (where applicable)
- d) Gas, electricity, telecom and cable television.
- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

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

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

21. No development shall commence until a scheme for the open space within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of its provision, layout, soft and hard landscaping, landscaping, management and the ensuring of the future maintenance thereof in perpetuity. The open space shall be provided in accordance with the approved scheme in perpetuity.

Prior to first occupation of the approved building, the open space shall be provided in accordance with the approved scheme and will be made publicly accessible open space and maintained thereafter in perpetuity.

REASON: To ensure the site provides adequate open space.

[Relevant Plans and Policies: BFBLP CS16]

22. No development shall commence until:-
- (i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, (in accordance with the Ecological Appraisal October 2019 and
 - (ii) the further survey has been submitted to and approved by the Local Planning Authority, and
 - (iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of an bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy CS1]

23. No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use.
REASON: In the interests of amenity and road safety.

24. The existing dwelling and stable barn shown to be demolished on plan 020/01 shall be demolished and the site thereof cleared and landscaped in accordance with the details to be submitted to and approved by the Local Planning Authority, before the earliest of the following dates:
- (a) The date one calendar year following the commencement of building operations in respect of the building hereby approved:
 - (b) The date one calendar month following the first occupation of the approved building.
- REASON: In the interests of visual amenities and the need to protect and maintain the open character of the Countryside.
[Relevant Policies: BFBLP EN8, Core Strategy DPD CS9]

25. No development shall commence until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and 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 and demolition 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.

REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]

26. Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
[Relevant Policies: BFBLP EN25]

27. No dwelling shall be occupied until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that:
- i) before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
 - ii) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%).
- REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
28. No dwelling shall be occupied until a Sustainability Assessment 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]
29. No dwelling shall be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.
- REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.
[Relevant Policies: BWLP WLP6 and WLP9]

Informative(s)

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. This planning permission contains certain conditions that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site (including any initial clearance works). Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised. This may be highlighted in any subsequent search carried out on the property/ properties.
03. Trees on and adjacent to this site are protected by a Tree Preservation Order. In simple terms, detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.