

Unrestricted Report

ITEM NO: 6

Application No.
13/00408/FUL
Site Address:

Ward:
Ascot

Date Registered:
29 May 2013

Target Decision Date:
28 August 2013

Glendale Park Fernbank Road Ascot Berkshire

Proposal:

Erection of 10no. dwellings comprising 1 no. 2 bed, 3 no. 3 bed, 4 no. x 4 bed and 2 no. 5 bed) following demolition of existing commercial buildings.

Applicant:

Ashill Developments

Agent:

Paul Dickinson & Associates

Case Officer:

Paul Corbett, 01344 352000

environment@bracknell-forest.gov.uk

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



OFFICER REPORT

1. REASON FOR REPORTING APPLICATION TO COMMITTEE

The application is being considered by the Planning Committee as it has attracted more than 3 objections.

2. SITE DESCRIPTION

The proposed site (0.433ha) is located off Fernbank Road in the defined settlement of North Ascot as shown on the Bracknell Borough proposals Map (2013). The area surrounding the site is predominantly residential in character. The existing commercial buildings on site consist of mainly single storey brick buildings with low sloped roofs, with the bulk of the remaining site being hardstanding.

The site currently comprises an existing employment site with numerous buildings spread over the site comprising office/laboratory & research accommodation.

The existing buildings have a combined footprint of 1,585 sq metres. The majority of the site is covered in hardstanding (1,776 sq m), but some of the boundaries are screened by overgrown vegetation and mature trees. In total the buildings and hardstanding cover nearly 80% of the site (3,361 sqm).

The residential area surrounding the site consists of predominantly 2 storey houses including detached, semi-detached and terraced properties. Due to the sporadic development of the area, there is no dominant architectural period or style. There are examples of Victorian terraces, Edwardian semi-detached houses, post war housing and late twentieth century developments. Materials include brickwork and rendered walls, hanging tiles, timber framing and white framed windows. Features such as hipped roofs, bay windows, porches and dormer windows are found in the vicinity.

3. RELEVANT SITE HISTORY

None relevant

4. THE PROPOSAL

Existing use: Commercial (Research and Development B1)

Number of new units: Houses: 10

Number of new units: Flats: 0

Number of new units: Bungalows: 0

Number of new units: Sheltered Residences: 0

Total new residential units: 10

Number demolished: 0

Net gain: 10

Housing Density in New Units/Hectare: 23.1

Site Area: 0.433 ha

The proposal is for 10 dwellings of varying size and type reflecting the character and layout of the local area.

Based on the site area of 0.4333 ha, the proposed density of development at 23.1 dwellings per hectare (gross) is considered appropriate for the site given its location and the developable area of the site due to the retention of the existing trees.

Garages are provided to 5 of the dwellings, car ports to 2 dwellings and 2 or 3 parking spaces are provided for each. There are a further 2 visitor parking spaces provided in accordance with Bracknell Forest Council parking standards.

This proposal has been revised from that originally submitted due to officers concerns in relation to the size and number of units; transport issues; relationship between buildings and retained trees; drainage; and ecology.

The following sets out the main changes:

- The scheme has been reduced from 12 dwellings to 10 dwellings
- An improved mix of dwellings
- A reduction in the scale and height of the development including roof pitches of plots 1, 2, 3, 7, 8 and 9 reduced from 9.6 m to 8.6 m and plots 5 and 6 eaves height reduced by 0.5 m
- A revised layout resulting in an increase in landscaped areas
- A repositioned turning head
- A part adopted, part private road
- An improved relationship between the development and the retained trees, specifically Plot 1 repositioned further forward to ensure no encroachment of Root Protection Area
- Garden depths on the south side ranging from 11 m to 13 m with no direct back to back relationships with Blackmoor Close properties and plots designed with oriel windows and obscure glazing.
- Garden depths on north side ranging from 15.6 m to 18.5 m
- Single storey projections changed to glazed structures to reduce bulk of solid building and provide transition between building and garden.

The proposed housing mix is:

- 1 x 2 bed detached house (95 sq m)
- 2 x 3 bed semi detached houses (132 sq m)
- 1 x 3 bed detached house (144 sq m)
- 4 x 4 bed detached houses (ranging from 159 sq m to 165 sq m)
- 2 x 5 bed detached houses (178 sq m)

5. REPRESENTATIONS RECEIVED

This proposal has attracted 12 objections and 1 general comment.

The main concerns are summarised as follows:

- Overdevelopment of the site
- The development will result in an increase in vehicle movements which will be detrimental to highway safety
- Concerns are raised that the Oak tree (T14) to the rear boundaries of 90/92 Fernbank Road and the development site would be harmed by the proposed positioning of the building and garage on plot 1
- New developments increase the burden on local infrastructure and services
- Three storey houses are out of keeping with the area and the heights of the buildings would be overbearing upon existing neighbouring properties.
- Insufficient on site parking

Winkfield Parish Council - The Parish Council feel the appearance is cramped and that it is an overdevelopment of the site. Whilst car parking standards have been met, it is

inevitable that car parking will be an issue as in the recently completed Old Rufford Gate development off the London Road. We also have serious concerns regarding the impact on local infrastructure, primarily on Schools, GP Surgeries and Dentists.

The above concerns are addressed within the report.

6. SUMMARY OF CONSULTATION RESPONSES

Crime Prevention Design Advisor - no objection

Urban Design - no objection

Trees - no objection

Drainage Engineer (Suds): no objection subject to conditions.

Environmental Health - no objection subject to a condition to secure the adequate decontamination of the site before the commencement of development.

Transportation - No objection subject to applicant securing by means of a S106 Legal Agreement the dedication in principle of the first part of the site access and service margins for highway adoption.

Environment Agency - No objection to the planning application as submitted, subject to the inclusion of three planning conditions relating to decontamination as detailed within letter dated 20.11.13. It states without the inclusion of these conditions the EA would consider the development to pose an unacceptable risk to the environment.

7. DEVELOPMENT PLAN

The Development Plan includes:

Site Allocations Local Plan 2013 (SALP)

'Retained' Policies of the South East Plan 2009 (SEP)

Core Strategy Development Plan Document 2008 (CSDPD)

'Saved' Policies of the Bracknell Forest Borough Local Plan 2002 (BFBLP)

Bracknell Forest Borough Policies Map 2013

8. PRINCIPLE OF DEVELOPMENT

SALP Policy CP1 sets out that a positive approach to considering development proposals, stating that planning applications that accord with the policies in the development plan for Bracknell Forest (including, where relevant, policies in neighbourhood development plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date

at the time of making the decision then permission will be granted unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted

CSDPD Policy CS15 sets out the overall housing provision targets for the Borough from 2006 to 2026 and states that deliverable and developable sites will be allocated and phased to meet this provision in accordance with the sequential order set out in CSDPD Policy CS2. The SALP allocates sufficient sites to provide a five-year housing land supply (including a 20% buffer) based on the figure provided in Policy CS15. The Inspector's report on the SALP, dated 17 June 2013, endorses the Council's approach to calculating the five year housing land supply, that it is justified and that a five year supply can be demonstrated. The site would count as a small windfall site. As such it is considered that, for the purposes of the NPPF, policies relevant to the supply of land for housing are up to date and the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The site lies within the Settlement of North Ascot as shown on the Bracknell Forest Borough Policies Map (2013) and is subject to the policies for the control of development as set out in the Bracknell Forest Borough Local Plan (BFBLP) adopted January 2002 and Core Strategy Development Plan Document adopted February 2008 as follows.

CSDPD Policy CS1 states that development will be permitted which makes efficient use of land, buildings and infrastructure, is located so as to reduce the need to travel and protects and enhances the character and quality of natural resources, landscapes and countryside. This is considered to be consistent with the NPPF.

CSDPD Policy CS2 sets out the sequence in which the Council will allocate land for development and states that development will be permitted within defined settlements and on allocated sites. This is considered to be consistent with the NPPF which "encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value". In addition the NPPF seeks to "take account of the different roles and character of different areas, promoting the vitality of our main urban areas"

Other Material considerations

The NPPF was published in March 2012 and is a material consideration in determining planning applications. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

The NPPF (para 17) sets out 12 core planning principles which "should underpin both plan-making and decision-taking." , in this instance the following principles are relevant considerations;:

- Emphasise enhancing and improving the places in which people live their lives, not scrutiny alone;
- Seek to secure a high-quality of design and a good standard of amenity for occupants;
- Encourage the re-use of land that has been previously developed (brownfield land);

Paragraph 47 of the NPPF requires Councils to identify a five year supply of housing land, which the Council has with the adoption of the SALP and as stated above this site contributes to that supply.

Paragraph 49 of the NPPF sets out that housing applications should be considered in the context of the presumption in favour of sustainable development to deliver a wide choice of high quality homes, widen opportunities for home ownership and create

sustainable, inclusive and mixed communities, local planning authorities should (NPPF para49):
housing applications should be considered in the context of the presumption in favour of sustainable development

The NPPF states (para 51) local planning authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

In addition para. 56 the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people to live.

Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape. (NPPF para. 65).

Assessment:

The site comprises previously developed land within a defined settlement and is therefore acceptable in the terms of the locational principles set out in CSDPD Policy CS2. The NPPF is also supportive of reusing previously developed land; supports the approval of planning applications for change of use from commercial buildings (currently in the B1 use class) to residential (and any associated development), where there is an identified need for additional housing in that area; and includes the presumption in favour of sustainable development.

The Council has a 5 year housing supply. If permitted, this scheme would count as a medium windfall site and add to the flexibility of the housing supply.

The proposal is therefore considered acceptable in principle.

9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area. These policies are consistent with the objectives set out within the NPPF.

The site lies within a predominantly residential area and is bounded by existing residential property on all sides consisting of predominantly 2 storey houses including detached, semi-detached and terraced properties.

The properties fronting this part of Fernbank Road are predominately two-storey and are of various architectural styles. There are examples of Victorian terraces, Edwardian semi-detached houses, post war housing and late twentieth century developments.

The proposed dwellings would remain traditional in appearance, complementing the surrounding area by the use of a similar palette of materials. The predominant materials would be hanging tiles and brickwork for the walls with plain tiles for the roofs. The use of Chimney, bay windows and porches are also proposed as a feature of the development.

This proposal provides a scale of development that not only seeks to make efficient use of the land but also proposes a form of development that does not compromise the visual appearance and character of the local area.

The proposed single storey rear projections on plots 7-9 and plots 1-3 are now proposed as glazed structures to reduce the bulk of solid building and provide transition between the building and the gardens.

In terms of density the number of units proposed is considered to be an appropriate number of dwellings when compared to the local established density thus still representative of making the most efficient use of the land given the significant constraints of the trees on the sites boundaries. It is considered that to accommodate a greater number of dwellings would be out of keeping with the wider visual appearance of the area, and likely to adversely impact upon the protected trees on the boundaries of the site, and would not deliver high quality, well designed development in accordance with NPPF.

Objections received refer to this proposal being an over development of the site, but having regard to the form of the surrounding area the proposed density of 23 dwellings per hectare and the scale, massing and appearance this development is not considered out of keeping with its surroundings. It is therefore considered the proposal accords with the principles of Core Strategy Policy CS7, 'Saved' Local Plan Policy EN20 and the NPPF.

10. RESIDENTIAL AMENITY

BFBLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. In addition to this, part of the requirement for a development to provide a satisfactory design as stated in BFPLP 'Saved' Policy EN20 and CSDPD Policy CS7, is for the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. This is considered to be consistent with the general design principles laid out in paras. 56 to 66 of the NPPF.

Objections refer to the proposed development being over bearing in relation to adjoining properties but it is considered that the proposal overall has been designed such that the back to back distances of a minimum of 22m to ensure privacy is retained and this is only specifically applicable to the back to back relationship between the new dwellings proposed and 11 and 12 Blackmoor Close.

The scheme has been amended significantly through negotiation resulting in a reduction of the number of dwellings proposed from 12 to 10. This reduction in the number of units has addressed concerns over the relationship with nearby properties and the retained trees, specifically Plot 1 which was repositioned further forward to ensure no encroachment of Root Protection Area which directly addresses the concerns of the neighbour at no.90 Fernbank Road.

The proposed garden depths on the south side ranging from 11 m to 13 m with no direct back to back relationships with Blackmoor Close properties as these plots are designed with oriel windows and obscure glazing to avoid the potential for any overlooking. Furthermore all rooflights have cill heights of 1.8m above the internal finished floor levels.

The garden depths on north side range from 15.6 m to 18.5 m.

The applicant has also reconfigured the house types and reduced all the ridges heights across the scheme on plots 1, 2, 3, 7, 8 and 9 reduced from 9.6 m to 8.6 m and plots 5 and 6 eaves height has been reduced by 500 mm. However plots 5 & 6 still in part retain a maximum ridge height of 9.393m and this has been assessed as to whether it would have a detrimental impact upon the neighbouring property at 18 Elliot Rise. Given the intervening distance between the two houses is 6m at the highest point some 8m it is not considered it would impact upon the amenities of no.18 Elliot Rise although it would have an impact in terms of the street scene when viewed from within Elliot Rise. However it is not considered, given it is the end of a street, that this would be so harmful so as to warrant a reason for refusal.

It is also considered that the scheme as now amended is designed so as not to create any adverse impacts on the amenities of nearby residents and it is therefore in accordance with the Development Plan Policy CS7 BFPLP, 'Saved' Policy EN20 of the BFBLP and NPPF in this respect.

11. TRANSPORT IMPLICATIONS

CSDPD CS23 states that the Local Planning Authority will seek to reduce the need to travel and increase the safety of travel, while simultaneously promoting alternative models of travel. Saved Policies M4 and M9 of the BFBLP ensures that development provides satisfactory highway measures and parking provision. To supplement this policy the Local Planning Authority's Parking Standards SPD sets out the advised levels and size of parking spaces for residential dwellings. The NPPF allows for LPAs to set their own parking standards for residential development and therefore the policy is considered to be consistent with the NPPF.

The Highways Officer supports this revised proposal subject to securing the road adoption of the first part of the access road via a s106 legal agreement in accordance with the design principles identified on the applicants Technical Plan 1257-P205E accompanying the application.

The site access point has been designed to accommodate all types of predicted traffic movements by private vehicles, residential service vehicles (including those for waste collection and emergency vehicles), pedestrians and disabled persons including those requiring specific design features.

The access would include provision of a 2m footway to the southern side of the entrance to provide safe and direct pedestrian access into the site. This footpath is no longer compromised by either Plot 10 or the entrance piers as they have been set back from the back edge of the footpath. The change in surface to the access road has been relocated further back into the development and the initial section of road and turning head would now be adopted.

A turning head for a 10m long refuse vehicle has been designed into the scheme. Service margins have been provided along the extent of the adopted section of the access road. The reduction in the number of dwellings has resulted in an improved parking layout with more soft landscaping in place and clearly defined pedestrian access to each plot.

Each dwelling would be provided with parking spaces, 5 of the dwellings would be provided with garages and 2 with car ports, 2 and 3 bedroom properties would have a minimum of 2 parking spaces each and the 4 and 5 bedroom properties would have 3

parking spaces each. There will be a further 2 visitor parking spaces, separate from the allocated parking spaces, and in accordance with the council's residential car parking standards. Given there are only 2 visitor parking spaces these have been grouped together in a suitable location to facilitate easy access to visitors. The drive to Plot 9 now has greater visibility splays providing for a safe exit from this plot. The Highways Officer is satisfied with this parking provision.

In respect of refuse storage/ collection the number and types of refuse bins and recycling boxes would comply with the requirements of the highway authority. The proposed residential site would accommodate a turning area for refuse vehicles. The refuse provision would be in the form of bins kept in the rear gardens, which all have external access. A number of bin collection points have been identified on the site layout plan and these are considered to adhere to the council's thresholds in terms of carry distance for both refuse operatives and future residents.

The garages would have internal dimensions of 3m x 6m to allow for cycle storage. The dwellings without garages have access to rear gardens with sheds in which to store cycles thereby providing cycle storage within the curtilage of each dwelling.

Given the sites existing commercial use to proposed residential would not result in any net increase in traffic movements and therefore no mitigation contributions could be justified.

For the reasons given above the proposal is considered to be in accordance with Saved Policy M9 of the Bracknell Forest Borough Local Plan, Policy CS23 of the Core Strategy DPD and the NPPF.

12. ACCESSIBILITY

BFBLP Saved Policy EN22 and CSDPDP Policy CS7 states that the Local Planning Authority will ensure that new development provides convenient access, parking space and facilities for people with disabilities. These policies are considered to be consistent with the NPPF which states that LPA's should take into account the accessibility of the development.

The applicant states that the proposals will follow the guidance and requirements of the Equality Act 2010 and Planning and Access for Disabled People, providing dwellings that are safe, easy to move through and that is accessible to all. The dwellings have been designed to comply with Approved Document Part M of the Building Regulations.

Given the proposal will need to comply with Part M of the Building Regulations with respect to access to and within the building as well as general access arrangements, it is therefore considered that the proposal would comply with the requirements of Development Plan and the NPPF.

13. TREES AND LANDSCAPING IMPLICATIONS

BFBLP Saved Policies EN1 and EN2 state that the Local Planning Authority will seek to protect tree and hedgerow cover which is also supported by CSDPD Policy CS1 which seeks to protect the character of local landscape. These policies are considered to be consistent with the NPPF section 11 which encourages LPAs to conserve and enhance the natural environment by protecting and enhancing valued landscapes.

A Tree Preservation Order covers five trees in total, three of which are included in the survey as they are relevant to assessing proposed development on the site They are

T9, T10 & T13, located off-site to the northeast. Two of these trees (T9 & T10) were worthy of an A category. Four individual trees and one group of trees were B category. There are eight individual trees and four groups of C category trees.

The following trees are proposed for removal: T1 (U category), T2, T3, T11, T15, G1, G11, G2, G4 & G5 (all C category). All the trees listed are of low quality and value and have only limited wider landscape significance with a limited life expectancy.

All moderate to high quality, and TPO'd trees are to be retained.

The proposed retention of the existing trees and hedgerows on the boundaries of the site are considered to comply with Saved Local Plan Policy EN1 which make an important visual contribution to the area overall.

The Councils Tree Officer supports the proposal as amended subject to securing the tree protection before works commence on the site and this can be secured by condition.

The proposed landscaping masterplan is considered acceptable in principle subject however due to the comments of the Biodiversity Officer this will be secured by condition to ensure the planting is of native species. Subject to conditions the proposal would comply with the requirements of Development Plan and the NPPF.

14. BIODIVERSITY IMPLICATIONS

CSDPD Policy CS1 seeks to protect and enhance biodiversity and CS7 seeks to enhance and promote biodiversity. This is considered to be consistent with the NPPF which states that planning should contribute to " minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

The applicants Bat Emergence surveys conducted in June and July 2013 confirmed that there were no bat roosts within any of the existing buildings on the site. Whilst there are bats in the wider area, and Pipistrelle bats do forage around the boundary of the site, it was found that none roost on site. As such, no licence is required for works on the site. Given the majority of boundary features such as the trees are being retained the throughout the project it is not considered the local bat population would be harmed.

Whilst the Councils Biodiversity Officer is supportive of the findings of the bat survey he does raise a number of concerns with regards to the proposed planting scheme and additional wildlife enhancements which can be secured by conditions.

Whilst it is acknowledged that the design and access statement states that local native plants will be used in the landscaping of the site, however the species detailed in the statement are ornamental species, not local native species. It is therefore advised that local native species should be sourced for the development. A detailed planting scheme should also be produced to include flowers that are a nectar source for bees, butterflies and moths, plus plants that can produce fruit and / or nuts as a food source for birds and badgers. It is therefore recommended that the planting scheme be secured by condition.

It is considered that additional wildlife enhancements such as bird boxes, bat boxes, dead wood habitat and hedgehog access to between gardens would protect and

enhance the wildlife value of the development. Subject to conditions the proposal would comply with the requirements of Development Plan and the NPPF.

15. DRAINAGE

CSDPD Policy CS10 seeks to secure the use of sustainable drainage systems in the management of surface water run-off which is considered to be consistent with the NPPF (para. 103) which states that new development should ensure that risks from flooding can be managed through suitable adaptation measures, including through the planning of green infrastructure and the use of sustainable drainage systems to reduce the causes and impacts of flooding.

A Drainage Assessment Report prepared by RSK was submitted to support this proposal

A drainage survey was carried out to identify the main onsite network and outfalls. Thames Water has confirmed that the existing public foul sewer in Elliot Drive is able to accept the predicted flows from the redeveloped site. Further to this a positive connection to the public surface water sewer for the disposal of surface water runoff was found to be acceptable.

Consultation has taken place with Thames Water with regards to adopting a surface water sewer between the end of the proposed estate road and the public sewer network in Elliot Rise, and passing beneath the carport of Plot 5. Thames Water has confirmed their willingness to adopt this sewer length, subject to compliance with adoption standards.

Consultation with The Environmental Agency has taken place with regards to the use of infiltration methods for surface water disposal.

The Environmental Agency has confirmed that so long as the remedial measures outlined are carried out, soakaways will be acceptable. Following further consultation the use of Type A permeable paving was considered acceptable by The Environmental Agency.

The Councils Suds Engineers have not objected but have recommended conditions.

Subject to conditions the proposal would comply with the requirements of Development Plan and the NPPF.

16. CONTAMINATION LAND

BFBLP Saved Policy EN25 seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space. This supported by the NPPF (para.120) that states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

A localised area of soil contamination has been found during the ground investigation undertaken by RSK in December 2012/January 2013 and remediation works are therefore recommended.

The Councils Environmental Health Officer and Environment Agency have requested conditions are imposed on any planning permission to ensure that the remediation works are secured before the commencement of any development on the site.

Subject to conditions the proposal would comply with the requirements of Development Plan and the NPPF.

17. SUSTAINABILITY AND ENERGY DEMAND

CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, i.e. Code for Sustainable Homes Level 3. Formal assessment of dwellings against the Code for Sustainable Homes must be carried out by an accredited assessor (accredited by BRE). The assessment has several stages: Pre-assessment Estimator, Design Stage Assessment, and Post Construction Review. All stages should be covered, and the assessments submitted to the Council.

A Sustainability Statement has been provided demonstrating that the development as a whole is likely to meet with Code for Sustainable Homes Level 3. Conditions are therefore recommended to secure the details proposed.

CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation.

CSDPD Policies CS10 and CS12 are considered to be consistent with the NPPF.

Subject to conditions the proposal would comply with the requirements of Development Plan and the NPPF.

18. WASTE AND RECYCLING ISSUES

Any new residential development needs to provide a bin collection point within 25m of the highway with a carry distance for residents not exceeding 30m. Given this site will result in more than 6 dwellings the Council will seek to adopt either all or a proportion of the site access road to facilitate the servicing of this site by a 10m refuse vehicle.

The houses are shown to be designed such that up to three wheeled bins can easily be stored away from the street scene usually by providing a gate or similar to enable owner/occupiers to store the bins within their rear gardens. A number of bin collection points have been identified on the site layout plan and these are considered to adhere to the council's thresholds in terms of carry distance for both refuse operatives and future residents. The access road has also been designed to facilitate the turning of the Councils Refuse vehicle on the site.

19. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

Retained South East Plan Policy NRM6 and Core Strategy DPD Policy CS14 seek to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area

The Council adopted the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD) on 29 March 2012. This replaces the Council's Special Protection Area Technical Background Document (June 2007) and Chapter 11 of the Limiting the Impact of Development SPD (July 2007) (LID). Therefore, all applications validated on or after 29 March 2012 need to be considered under the SPA SPD.

NPPF para 118 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and

The Development Plan policies are considered to be consistent with the NPPF and should therefore be given full weight as Development Plan policies.

The Council, in consultation with Natural England, has formed the view that that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath SPA can mitigate their impacts by agreeing to enter into a legal agreement to offset the impacts so long as it is in accordance with SPADPD.

Given the site is located approximately 0.735 km from the boundary of the SPA the applicant has agreed to sign up to the appropriate avoidance and mitigation measures to avoid any adverse effect on the SPA by entering into a s106 legal agreement.

Therefore subject to the completion of a S106 the proposal would comply with the requirements of Development Plan and the NPPF

20. PLANNING OBLIGATIONS

Developments are required to comply fully with Core Strategy Policy CS6, Supplementary Planning Documents 'Limiting the Impact of Development' (LID) and 'Thames Basin Heaths Special Protection Area Avoidance and Mitigation' and the Community Infrastructure Levy (CIL) Regulations, to offset the impacts of the development and make the development acceptable in planning terms. The requested planning obligations are considered to be in accordance with the tests set out in the CIL Regulations, in that they are:

- i) necessary to make the development acceptable in planning terms,
- ii) directly related to the development, and
- iii) fairly and reasonably related in scale and kind to the development.

This is considered to be consistent with the NPPF which states "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition."

As set out in the Limited the Impact Upon Development SPD and SPADPD the following contributions are sought for the proposal:-

- (i) An Open Space and recreation contribution
- (ii) A built sports contribution
- (iii) Primary educational facilities
- (iv) Community Facilities
- (v) SPA Mitigation
- (vi) Dedication of part of the site access as public highway

The applicant has submitted a draft s106 legal agreement that seeks to secure the above obligations.

It is considered that the obligations in the S106 are necessary to make the development acceptable in planning terms and are directly, fairly and reasonably related to the proposed development and are therefore consistent with Policy CS6 of the CSDPD and the NPPF.

21. CONCLUSIONS

It is considered that this proposal provides a scale of development within the settlement that not only seeks to make efficient use of the land but also sympathetically proposes a form of development that does not compromise the visual appearance and character of the local area. The proposed dwellings are considered appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views.

The proposal is considered to be in accordance with the Development Plan and the NPPF.

The development proposal is therefore recommended for approval subject to conditions and completion of a s106 legal agreement.

22. RECOMMENDATION

That the Head of Development Management be authorised to APPROVED the application with the following conditions upon the conclusion of an agreement under S106 of the T&CP Act 1990 covering the matters in Section 20 above:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.
S201 B Site Location Plan (A4) received 18.10.13
C201 C Coloured Site Layout (A1) received 27.11.13
C202 B Coloured Street Elevations (A1) received 18.10.13
P201 K Proposed Site Layout - Ground Floor Level (A1) received 27.11.13
P202 U Proposed Site Layout - Roof Level (A1) received 27.11.13
P205 E Technical Plan (A1) received 27.11.13
P210 B Plot 1 - Proposed Plans and Elevations (A1) received 18.10.13
P211 B Plot 2 Proposed Plans and Elevations (A1) received 18.10.13
P212 B Plot 3 - Proposed Plans and Elevations (A1) received 18.10.13
P213 A Plot 4 - Proposed Plans and Elevations (A1) received 18.10.13
P214 G Plots 5 and 6 - Proposed Plans and Elevations (A1) received 18.10.13
P215 B Plot 7 - Proposed Plans and Elevations (A1) received 18.10.13
P216 B Plot 8 - Proposed Plans and Elevations (A1) received 18.10.13
P217 F Plot 9 - Proposed Plans and Elevations (A1) received 27.11.13
P218 Plot 10 - Proposed Plans and Elevations (A1) received 18.10.13
Design and Access Statement - Addendum prepared by OSP Architecture, October 2013 received 18.10.13
Schedule of Accommodation prepared by OSP Architecture, 7 October 2013 received 18.10.13
Planning Statement - Addendum prepared by Paul Dickinson & Associates, Town Planning and Development Consultants, October 2013 received 18.10.13
Landscape Masterplan Update prepared by Murdoch Wickham (Drawing No 1347-001 Rev D) received 18.10.13
Transport Assessment Update prepared by Royal Haskoning DHV, October 2013 received 18.10.13
Tree Survey and Constraints Advice Update prepared by ACD Arboriculture, October 2013 received 18.10.13
Arboricultural Impact Assessment and Method Statement Update prepared by ACD Arboriculture, October 2013 received 18.10.13
Ecological Survey Update Report prepared by RSK, October 2013 received 18.10.13
Bat Survey Report prepared by RSK, September 2013 received 18.10.13
Sustainability Statement Update prepared by Bluesky Unlimited, October 2013 received 18.10.13
Drainage Assessment Report (Project No 131924) prepared by RSK dated October 2013 received 18.10.13
Statement of Community Involvement - Addendum prepared by Remarkable Engagement, October 2013 received 18.10.13
REASON: To ensure that the development is carried out only as approved by the local Planning Authority.
03. No development shall take place until samples of the materials to include bricks and roof tiles and other hard surfaces 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 Saved Policy EN20, CSDPD Policy CS7]

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings 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 Saved Policies EN20, CSDPD Policy CS7]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
 REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection and safeguard the residential and visual amenities of the occupiers and adjoining properties
 [Relevant Policies: BFBLP Saved Policies EN1 & EN20 Core Strategy DPD CS7]
06. No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the Local Planning Authority:
- (1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors - potentially unacceptable risks arising from contamination at the site.
 - (2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (3) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Note: The EA have reviewed the RSK Geo-environmental Site Assessment for CEMAS, Glendale Park, Fernbank Road, Ascot, Berkshire, SL5 8JB dated January 2013 and the TPH Hotspot delineation and remedial works details supplied by RSK (letter 09 May 2013) and these reports satisfy parts 1 and 2 of this condition.
 The scheme shall be implemented as approved.
 Reason: This site is underlain by the Bagshot Formation (Secondary A Aquifer). The site has previously been occupied by a laboratory and a lock manufacturer and the site investigations have identified hotspots of contamination in particular around the diesel tank. The Secondary A Aquifer needs to be protected from this historic contamination that could be mobilised during development.
 [Relevant Policies: BFBLP Saved Policy EN25, NPPF]
07. No dwelling shall be occupied until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning

Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason This site is underlain by the Bagshot Formation (Secondary A Aquifer) and need this aquifer needs to be protected from historic contamination that could be mobilised during development.

[Relevant Policies: BFBLP Saved Policy EN25, NPPF]

08. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water that ensures that soakaways are not constructed into contaminated land has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: This site is underlain by the Bagshot Formation (Secondary A Aquifer) and this aquifer needs to be protected from historic contamination that could be mobilised through the use of soakaways.

[Relevant Policies: BFBLP Saved Policy EN25, NPPF]

09. Should any unforeseen contamination be encountered during the development, the Local Planning Authority shall be informed immediately. Any further investigation/ remedial /protective works shall be carried out to agreed timescales and approved by the Local Planning Authority in writing.

A Site Completion Report shall be submitted to, and approved in writing by, the Local Planning Authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The construction shall not continue until the investigator has provided a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the remediation scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

[Relevant Policies: BFBLP Saved Policies EN25, NPPF]

10. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith. REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: CSDPD Policy CS10]

11. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating.

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

[Relevant Policy: CSDPD Policy CS10]

12. The development hereby permitted shall be implemented in accordance with the submitted Energy Demand Assessment and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Demand Assessment.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: CSDPD Policy CS12]
13. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23]
14. The development hereby permitted shall not be begun until all the visibility splays shown on the approved drawings have been provided. Those areas shall at all times 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: CSDPD Policy CS23]
15. The dwelling(s) shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23]
16. No dwelling shall be occupied until the area shown for parking on the approved plan has been drained and surfaced in accordance with details submitted to and approved by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking of vehicles.
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 Saved Policy M9, CSDPD Policies CS23]
17. There shall be at least 6.0 metres between the garage door (when shut) and the highway boundary.
REASON: In order to ensure that adequate off street vehicle parking is provided in accordance with the Borough Councils vehicle parking standards.
[Relevant Policy: BFBLP Saved Policy M9]
18. The garage accommodation shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP Saved Policy M9]
19. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) Order 1995 (or any order revoking or re-

enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.

[Relevant Policy: BFBLP Saved Policy M9]

20. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The building shall not be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP Saved Policy M9, CSDPD Policies CS23]
21. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety and visual impact on the street scene.
[Relevant Policies: BFBLP Saved Policy EN20, CSDPD Policies CS7, CS23]
22. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:
Site access with Fernbank Road
The dwelling shall not be occupied until the highway works have been completed in accordance with the scheme.
REASON: In the interests of highway safety.
[Relevant Policy: BFBLP Saved Policy M4]
23. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
(a) Parking of vehicles of site personnel, operatives and visitors
(b) Loading and unloading of plant and vehicles
(c) Storage of plant and materials used in constructing the development
(d) Wheel cleaning facilities
(e) Temporary portacabins and welfare for site operatives
and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
REASON: In the interests of amenity and road safety.
[Relevant Policies: BFBLP Saved Policy M9, CSDPD Policies CS23]
24. The development hereby permitted shall not be begun until details in respect of measures to:
(a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
(b) Minimise the pollution potential of unavoidable waste;
(c) Dispose of unavoidable waste in an environmentally acceptable manner;
have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the building(s).
REASON: To protect the amenities of the area.

25. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP Saved Policy EN3, CSDPD Policies CS1, CS7]
26. The demolition shall not be begun until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of the boxes, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD Policies CS1, CS7]
27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order with or without modification, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and nature conservation.
[Relevant Policies: BFBLP Saved Policies EN15, EN20 and EN25]
28. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.
REASON: To ensure the status of bats on site has not changed since the last survey.
[Relevant Plans and Policies: CSDPD Policies CS1, CS7]
29. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, 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 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during

the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

30. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.
REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP Saved Policy EN1 and EN20, CSDPD Policy CS7]
31. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees 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. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:
- a) Accurate trunk positions and canopy spreads of all existing trees
 - b) Minimum 'Root Protection Areas' of all existing trees
 - c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
 - e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
 - f) Illustration/s of the proposed fencing structure/s to be erected.
- The development shall be carried out in accordance with the approved scheme and programme.
REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP Saved Policy EN1 and EN20, CSDPD Policy CS7]

Informative(s):

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.

In the event of the S106 agreement not being completed by 31 January 2014 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on public open space, recreational facilities, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards open space, recreation and educational facilities and libraries, the proposal is contrary to Policies CC7 and NRM6 of the South East Plan, Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, CS14 and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007) and Supplementary Planning Document Thames Basin Heaths Special Protection Area Avoidance and Mitigation (adopted March 2012).
02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk