

## Unrestricted Report

### ITEM NO: 7

Application No.  
**13/00831/FUL**  
Site Address:

Ward:  
Warfield Harvest Ride

Date Registered:  
1 October 2013

Target Decision Date:  
31 December 2013

## Land At Manor Farm Binfield Road Binfield Bracknell Berkshire

Proposal:

**Erection of 27no. dwellings with vehicular access from Binfield Road, and associated parking, bin and cycle storage and open space following the demolition of existing outbuildings.**

**Note for clarification: This application is a re-submission of planning permission 12/01008/FUL, to increase the number of proposed dwellings from 24 to 27.**

Applicant:

Millgate Homes

Agent:

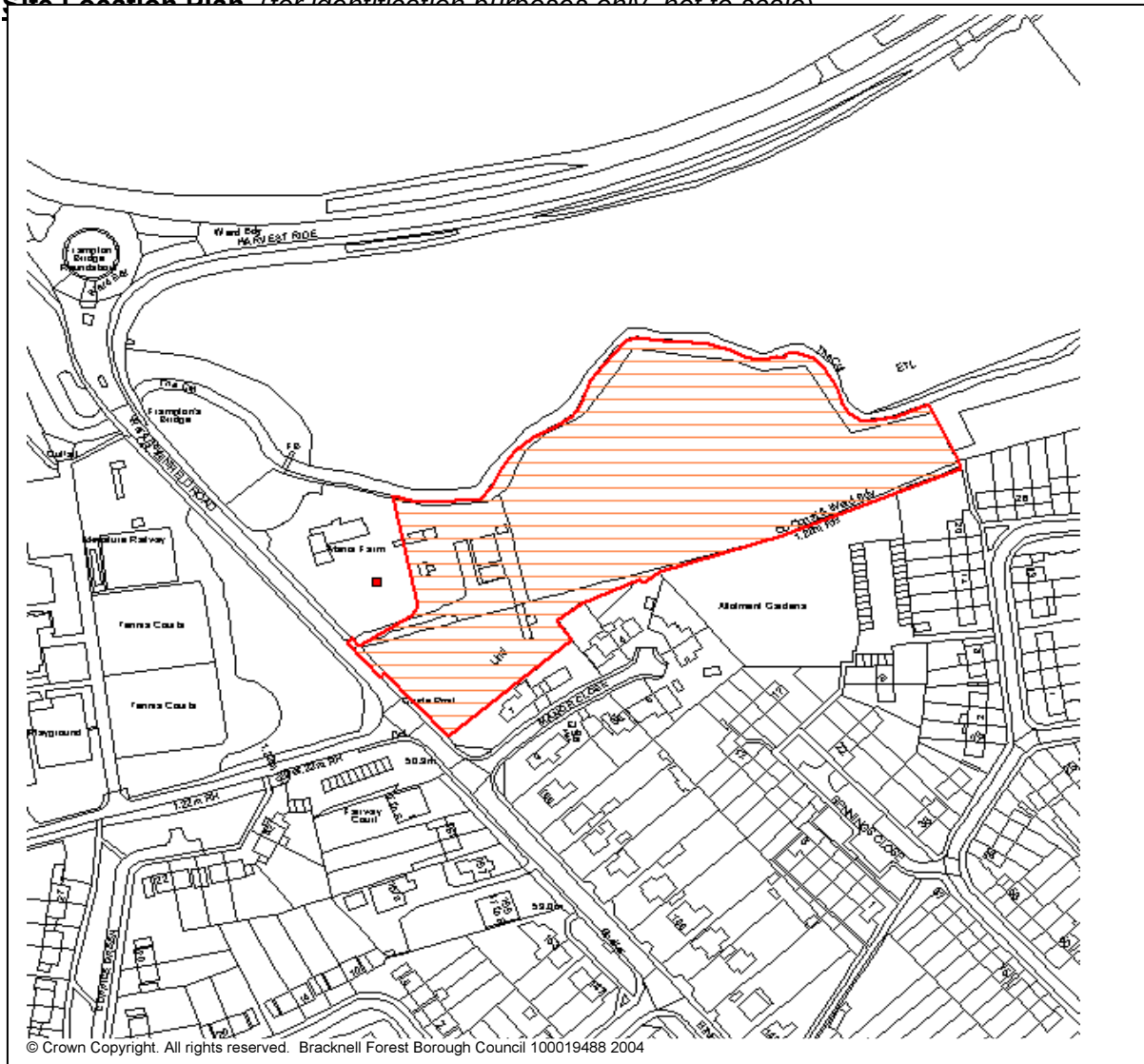
(There is no agent for this application)

Case Officer:

Martin Bourne, 01344 352000

[environment@bracknell-forest.gov.uk](mailto: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 reported to committee as more than 3 objections have been received.

### **2. SITE DESCRIPTION**

The site, which has an area of about 1.7 ha, is bounded to the west by the B3018 Binfield Road beyond which lies the Jocks Lane recreation ground. Manor Farm, a listed building, lies to the north-west with its retained grounds bounded by The Cut, a watercourse, to the north. The remainder of the site's northern boundary is formed by The Cut, to the north of which lies Garth Meadow POS on land which rises up to Harvest Ride.

Semi-detached houses at Manor Close lie to the south of the western part of the application site with allotments and a parking court to the east.

The site generally falls gently to the north towards The Cut. Work has commenced in preparing the site for the development approved under planning permission 12/01008/FUL but formerly the bulk of the site was used as paddocks with the north-western corner forming part of the garden area of Manor Farm. The site contained a number of outbuildings including stables, open storage shelters and a reconstructed barn; these have been demolished.

There are a number of mature trees on the site's boundaries.

### **3. RELEVANT SITE HISTORY**

Full planning application for the erection of 24 dwellings (12/00596/FUL) - REFUSED

Full planning application for the erection of 24 dwellings (12/01008/FUL) - APPROVED

### **4. THE PROPOSAL**

Full planning permission is sought for the erection of 27no. dwellings consisting of:-

3 x one bedroom flats, 2 x two bedroom flats, 1 x two bedroom house and 1 x three bedroom house in a single building adjacent to Binfield Road on the western edge of the site - these dwellings are proposed to be affordable. The flats are about 10.0m tall and the houses about 9.0m.

7 x three bedroom houses and 13 x four bedroom houses. These houses are proposed on the centre/south of the site. They will all be two-storey with maximum heights of about 9.0m.

Vehicular access to the development is proposed by way of the improvement of an existing access on the east side of Binfield Road some 28m north of the junction of Binfield Road with Jocks Lane (to the west).

An access road is proposed running from this access eastwards across the site serving the proposed dwellings.

Most of the houses have on-plot parking. A parking court is proposed to serve the affordable flats and houses. This also accommodates cycle and bin stores. Ten visitor spaces are proposed, three in the parking court and the others accessed directly from the access road.

The northern and eastern part of the site is proposed as a new suitable alternative natural green space (SANG)/POS area (0.64ha). Paths are proposed running across this area linking the new access road with the northern and eastern boundaries of the site. The location of a new footbridge over The Cut is shown although this is largely off-site.

The changes between the approved scheme (12/01008/FUL) and the current application are summarised by the applicant in the Planning Statement as follows:-

- Increase in the number of dwellings to be provided from 24 to 27.
- Plots 1 - 11 have changed from 5-bedroom houses to 4-bedroom houses, plus two additional 4-bedroom dwellings have been added (plots 12 and 13 respectively). The design, size and layout of these dwellings has changed from that approved under 12/01008/FUL, albeit the broad siting of the new dwellings remains the same. Two off-street parking spaces for each dwelling (garage and driveway) will be provided in line with the LPA parking standards.
- Plot 27 has been added in the roof void of the approved apartment building. This unit would be a 1-bedroom apartment and is offered as an additional on-site affordable dwelling resulting in a total of 7 on site affordable dwellings. The additional dwelling also requires the re-allocation of one of the visitors parking spaces in the adjacent car park as an allocated space for this new unit.
- Two additional visitors parking spaces to be provided for users of the new public open space / SANG area.
- The refuse/cycle store located within the parking area at the front of the site to be split into two separate structures for refuse and cycles. The refuse store is to be relocated closer to the access road to shorten the carry distance for refuse collectors, and the cycle store to be relocated closer to the southern site boundary.
- Relocation of the turning head 9 metres to the west of its approved location to remove it from the root protection area of the large retained tree (T25).

## **5. REPRESENTATIONS RECEIVED**

3 letters/emails have been received objecting to the application for reasons which may be summarised as follows:-

- concerns about flooding along The Cut and impact on surface water drainage in the vicinity of Manor Close
- concerns about increase in density
- impact of extra traffic on Binfield Road which is already congested at peak times - road will also get busier if more development takes place north of Bracknell as planned - it is already difficult to cross/drive out on to
- effect on road safety - particularly with regard to young children going to and from Jocks Lane play area
- concern about impact on vegetation, particularly on the site's southern boundary.

## **6. SUMMARY OF CONSULTATION RESPONSES**

### **Binfield Parish Council**

Recommend refusal:

1. The proposal for 27 dwellings represents an increase in the number of dwellings above that already approved in planning application 12/01008/FUL (24 dwellings) and, in both applications, the number of dwellings proposed is greater than the 22 dwellings specified for the site in the Warfield Supplementary Planning Document's schedule of accommodation.
2. The proposal to increase the number of dwellings to above the number already approved represents an undesirable overdevelopment of the site.
3. Binfield Road is already busy and the additional traffic which would be generated by the additional 3 dwellings proposed would exacerbate the situation.
4. The additional 3 dwellings proposed will place additional stress on both the local primary and the local secondary schools, all of which are already oversubscribed. This in turn will result in increased traffic movements to schools outside of the local area.
5. The additional dwellings proposed will have an additional impact on the biodiversity of the area, including the known bat and badger populations, and so there will be a requirement for additional mitigation.
6. The additional 2 houses proposed will reduce the number of new trees and vegetation which were proposed in planning application 12/01008/FUL, and so will be detrimental to the visual amenities of the proposed development.

### **Environment Agency**

Having reviewed the updated FRA (reference 22856/005, Revision C, dated December 2013), which uses the most up to date flood levels, has no objection subject to imposition of a condition. *[Officer comment: this is included in the Recommendation].*

### **Natural England**

#### **SPA**

As previously commented, Natural England welcomes the contents of the submitted application and is satisfied, subject to the development being undertaken in strict accordance with the submitted proposals and the conditions and advice, that this development will avoid impacts upon the interest features of the Thames Basin Heaths SPA. This includes the provision of 0.64ha of SANG (as detailed) and the appropriate Strategic Access Management and Monitoring (SAMM) contribution (a requirement of Bracknell Forest Council's Avoidance and Mitigation Strategy) as detailed in Para 5.42 of the Planning Statement. Failure of the applicant to enter into an appropriate legal/S106 agreement for the SAMM contribution element of this plan will result in an objection from Natural England.

#### **European Protected Species (EPS) - Bats**

The ecological information submitted with this proposal indicates that bats are using two of the structures currently on site, i.e. TN5 and TN6. A number of droppings were found in each of these structures. The number of droppings however indicates that bat usage is low, and it is concluded that it is likely an individual brown long-eared bat is using these features. We would advise that the mitigation detailed for this proposal would appear adequate.

In addition, we would recommend that a sensitive lighting scheme is implemented for this proposal, so that artificial lights are not disturbing potential corridors and the proposed bat boxes. We advise that the Council secures this measure through an appropriately worded condition.

#### **Conservation Officer**

While this new layout adds 3no. new houses, it appears to be largely the same layout as the one recently granted approval. Previously, I objected to the loss of the re-built barn and

agricultural buildings. Their loss is regrettable, as it removes the rural setting for Manor Farm. However, it would appear the new houses along the north border are no, or only slightly, closer to the Grade II-Listed Manor Farm, and if this is the case, then I would not raise any objections.

### **Highway Authority**

No objection subject to conditions and a s106 agreement to ensure the applicant enters into a S38/S278 agreement for the dedication of land to provide an adoptable public route for pedestrians across the site from Binfield Road to the eastern edge of the site, and to secure contributions to mitigate the impact of increased pressure on highways and transportation infrastructure.

### **Environmental Health Officer**

No objection subject to conditions.

### **Biodiversity Officer**

No objection subject to conditions.

### **Housing Enabling Officer**

The number of affordable dwellings proposed meets the Council's standard (of 25%). The tenure mix should be 70% (5) for Affordable Rent and 30% (2) for Intermediate Housing which meets the council's stated intentions for addressing local housing need. The affordable housing should be delivered in line with the delivery model set out in the HCA Affordable Homes Programme Framework 2011-2015 with no reliance on Social Housing Grant for this S106 site.

The affordable housing should generally reflect the type and size of market housing - there is too much emphasis on smaller dwellings.

### **Education**

The site falls within the strategic housing site of Warfield as identified in the Council's Core Strategy and emerging SADPD. The majority of the site is also within the Designated Area of Meadow Vale Primary Schools and Garth Hill Secondary School. Kennel Lane School is an education facility for pupils within Bracknell Forest with Special Education Needs.

Having regard to the level of development proposed it is estimated that it would generate demand for the following school places:-

- o Approximately 12 places for children of primary age
- o Approximately 7 places for children of secondary age, including sixth form
- o Up to 1 place for Special Educational Needs (SEN).

The above figures are based on an assessment of the likely yield of pupils from the new development identified in the SALP.

Work is currently underway to increase the size of Meadowvale from 2 to 3 forms of entry. Accordingly, the Council's School Places Plan for the period 2012 to 2017 (SPP) indicates that there would be sufficient capacity at Meadow Vale to accommodate the number of pupils of primary age that would be generated by the development. There should, therefore, be sufficient primary school places to meet the need arising from this development.

Having regard to the possible impact of the development on Garth Hill and Kennel Lane, both of these schools are at capacity. The Council's forecasts for the next five years, as identified in the SPP, indicate that this position will not change over the next 5 years. SALP identifies that a new 7 FE secondary school with a 150 place post 16 element (i.e. 1,200 places in total) will be provided at Blue Mountain.

It is considered that a contribution should be sought towards the provision of secondary school provision on the basis that the development would generate demand for up to 7 pupils of secondary/sixth form age.

Having regard to the impact of the proposed development on SEN provision, as part of the Blue Mountain proposals SALP also identifies a new SEN facility for up to 100 pupils. A contribution to this should be sought on the basis that the development would generate demand for up to 1 pupil with a requirement to be educated at a specialist SEN facility.

## **7. DEVELOPMENT PLAN**

The Development Plan includes the following:-

- Core Strategy DPD (February 2008)
- Site Allocations Local Plan (July 2013)
- Policy NRM6 of the South East Plan (May 2009)
- Bracknell Forest Borough Local Plan (January 2002) (saved policies)
- Bracknell Forest Borough Policies Map 2013

## **8. PRINCIPLE OF DEVELOPMENT**

SALP Policy CP1 sets out that planning applications which accord with the Development Plan should be approved without delay, unless material considerations indicate otherwise. Policy CP1 also sets out a positive approach to considering development proposed - this reflects the presumption in favour of sustainable development contained in the NPPF.

At a meeting on 17 July 2013, the Council resolved to adopt the SALP and Policies Map. The adopted SALP is an integral part of delivering the Council's housing requirement of 11,139 dwellings (as contained in Core Strategy Policy CS15) across the plan period until 2026. It amends the boundaries of settlements where this is required as a result of the allocation of edge of settlement sites and urban extensions for housing development.

CSDPD Policy CS1 sets out a number of considerations including locating development in locations that reduce the need to travel, supporting the economic well being of the population, and protecting and enhancing the character and quality of local landscapes.

The application site forms part of an urban extension to Bracknell and following the confirmation of a revised settlement boundary through the adoption of the SALP, now lies within the settlement boundary of Bracknell. It accords with the locational principles contained in Core Strategy Policy CS2.

The site forms part of the land identified in Core Strategy Policy CS5 and SALP (Policy SA9) to accommodate a large mixed-use urban extension north of the neighbourhoods of Whitegrove and Quelm Park in the Parish of Warfield. Guidance on the development of this area is provided by the Warfield SPD.

At para 4.48 the SPD recognises that the Manor Farm area is somewhat isolated from the main development allocations in Warfield but states that it must contribute to the policies and design principles set out in the SPD. Appendix 3 of the Warfield SPD - Implementation and

Sequence Plan - states that Manor Farm can come forward separately subject to the effective provision of infrastructure and services in accordance with the SPD. Figure 5 of the SPD - Schedule of accommodation - suggests that the site can accommodate 22 dwellings.

The relevant Development Plan policies outlined above are considered to be up to date, and consistent with the NPPF, and therefore the proposals should be determined in accordance with these policies. Therefore, in relation to the principle of development, the proposal is considered to be in accordance with policy as it proposes residential development within a settlement.

Finally, as noted in Section 3 above, planning permission was granted in September 2013 for residential development on this site.

In the light of the above the principle of residential development on the site is considered to be acceptable.

## **9. IMPACT ON CHARACTER AND APPEARANCE OF AREA**

### **General form of development**

The main differences to the form of development between the extant permission and the current scheme are that the 5no. houses proposed north of the road running through the site are replaced with 6no. slightly smaller houses, and that the 6no. houses on the eastern part of the site, south of this road, are replaced with 7no. slightly smaller houses. There are small changes to the proposed flats building close to the site access to add a further flat in the roof space with resulting changes to the parking area to the east.

Para 4.49 of the Warfield SPD sets out the design principles for Manor Farm, some of which are shown on Figure 4 - Concept Plan.

Taking these into consideration the general form of development with an access road running through the middle of the development with dwellings fronting on to it, with houses overlooking the proposed SANG/POS area which is proposed to be located on the north-eastern part of the site, is considered to be acceptable. The Warfield SPD states that some dwellings should front on to Binfield Road at the south-west end of the site. The form of development proposed on this part of the site (with houses/flats generally backing on to the road) is considered to be acceptable, as submitted, provided that the existing vegetation is substantially retained giving a soft edge to this approach to Bracknell.

The proposed development provides for the retention of most of the principal trees on the site's boundaries. The proposed access onto Binfield Road which is being formed pursuant to planning permission 12/01008/FUL has resulted in the loss of vegetation including an oak tree. Space is provided within the layout for replacement trees to be planted close-by to mitigate this loss. A small number of ornamental trees have also been lost further into the site and an oak tree situated next to The Cut is to be felled due to its unsafe condition. Again the landscape strategy submitted with the application shows scope for replacement tree planting and overall the impact of the proposal on trees on and adjoining the site is considered to be acceptable.

### **Impact on the setting of the listed farmhouse at Manor Farm**

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects the setting of a listed building the local planning authority has to have special regard to the desirability of preserving its setting. Section 12 of the NPPF is also a material consideration.

The part of the proposed development lying closest to Manor Farm is similar to that approved under the extant permission comprising a row of detached houses backing on to The Cut. The nearest house to Manor Farm (on plot 1) is about 1 metre closer to that building than the house approved under the extant planning permission (the minimum separation is 20m) , but it is a smaller house. Overall the current proposal follows measures adopted in relation to application 12/01008/FUL to ensure there is no unacceptable impact on the setting of Manor Farm comprising:-

- physical separation of Manor Farm and the nearest proposed house of at least 20m;
- design of the nearest houses to ensure they are not physically or visually over-dominant;
- the provision of space within the application site to allow for the planting of a new beech hedge on the boundary between the application site and Manor Farm, and
- the provision of off-site planting to screen views further between the listed building and new development (secured by condition).

Taking these measures into account, together with the extent of the land to be retained with Manor Farm, it is considered that the impact of the proposal on its setting as a listed building is acceptable.

Manor Farm house is a grade II listed building. Originally a farmhouse, dating from the early C18th, it was altered and extended in the C19th and C20th. It is a two-storey brick-built property, painted white, with a tiled roof.

The house and its immediate garden area, comprising grassed areas to the north and south, and a hard-surfaced parking area accessed from Binfield Road to the west, lie outside the application site. Land east of the house lying within the application site comprises an extension of the garden area before the paddock areas further south and east are reached. This wider garden area contained a number of outbuildings including a barn, an open shelter, a storage building and stables. These outbuildings, whilst built of reclaimed materials, were modern. A barn, the last building of any age on the site apart from the house, was the subject of listed building consent for its removal in the 1970s.

The Conservation Officer has concerns about the impact of the proposed development on the rural setting of Manor Farm and would have liked to see the reconstructed outbuildings retained and incorporated into the new residential development. This view was acknowledged when the previous application was considered but as the outbuildings were all of post-1948 construction they were not curtilage listed, or likely to be worthy of listing in their own right, and it would have been difficult to justify their retention on their own merits.

### **The Cut**

The Environment Agency requires an 8m wide margin alongside The Cut. This includes part of the rear garden areas of Plots 1 to 5 as well as land within the proposed open space area.

In its comments on the previous application the Environment Agency stated that it was pleased to see the buffer zone indicated on the Buffer Zone Drawing for a section of the watercourse but asked for it to be depicted for the full extent of the watercourse within the site boundary. It appreciated that a portion of the buffer zone comprises formal gardens and sought a plan/drawing detailing the interface with the watercourse showing any associated alterations, including proposed planting, within the buffer zone. It confirmed that the proposed fencing indicated on the Buffer Zone Drawing is an acceptable compromise to its buffer zone requirements, and will satisfactorily allow the movement of riparian animals along the river corridor, but sought details of the design of the fencing.



Details have been submitted with the present application to address these matters. An obligation (to be secured by s106 agreement) and conditions are included in the recommendation to ensure the development is constructed in accordance with these details and the buffer zone maintained in the future.

### **Design and materials**

The dwellings proposed in the current application are similar in design to those approved under planning permission 12/01008/FUL although the detached houses are smaller (four rather than five bedroom). The facing materials proposed are from the same range of materials as those to be used on the approved scheme.

Parts of the development, particularly the houses on Plots 7-13 which will face the proposed open space south of The Cut, will be visually prominent both from this area and from longer-views from higher land on the other side of the watercourse. Here more variety has been achieved by the use of contrasting materials and varied roof designs as well as several house types.

Overall the designs of the proposed houses and flats, generally with front-facing gables and hipped or half-hipped roofs, and the materials proposed - bricks from the red-range with feature brick/stone/tile-hanging details and three colours of roof tile - are considered to be acceptable and appropriate for the site.

### **Footpath link to Anneforde Place**

In order to make the path that connects to the existing open space and residential estate to the east as usable as possible the scheme now shows a route suitable for adoption running to the site's eastern boundary using, in part, a shared surface to the front of the houses on Plots 6-11. It is considered that the proposal now adequately meets the Warfield SPD's requirement for access for pedestrian and cyclists to the Anneforde Play Area and other points to the east of the site.

## **10. RESIDENTIAL AMENITY**

CSDPD CS7(i) and BFBLP saved Policy EN20 enable this matter to be a consideration. The proposal will have an impact on the living conditions currently enjoyed by residents in Manor Close, particularly those at Nos. 1-4 (inclusive). This impact will not be materially different from that associated with the development approved under planning permission 12/01008/FUL.

Taking account of the physical separation of the proposed buildings from existing dwellings, the orientation of dwellings, the position of windows, the retained vegetation and the Council's guidelines it is not considered that the proposed relationships will be unacceptably unneighbourly with regard to loss of sunlight/daylight, visually overbearing effect or nuisance from lighting, including car head-lights. Because No. 2 Manor Close has quite a modest garden to the north, the window-to-window relationship with the proposed houses on Plots 17 and 18 is quite tight but it exceeds the minimum distance usually applied in such situations and some screening is provided by trees which are to be retained.

Car parking is proposed close to No 1 Manor Close, parts of which property lie on the site's southern boundary. It is considered that sufficient space is provided, though, for boundary treatments and landscaping (which could be secured by condition) to avoid any unacceptable impact on the living conditions of the occupiers of that property.

Overall the impact of the proposed development on the living conditions of occupiers of properties in Manor Close is considered to be acceptable.

## **11. TRANSPORT IMPLICATIONS**

### **Access**

Relevant policies include BFBLP saved Policy M4 and CSDPD Policy CS23.

The site is located on the B3018 Binfield Road which is subject to a 40mph speed limit in the vicinity of the site. However the speed limit changes to 30mph to the south of Jocks Lane which is close to the site. With this in mind speeds are expected to be around 30mph.

The proposed site access has visibility splays of 2.4m x 90m in both directions which is adequate for the speed of the road.

The site access is located approximately 28m (centre to centre) from Jocks Lane opposite and this is acceptable for the scale of development and activity levels, created by the two roads.

The new access is 4.8m wide with 2m footways on either side for the majority of its length. The last 55m or so of the road is designed as a shared surface and includes a turning head. The junction radii of 7.5m have also been incorporated into the scheme. There is also a pedestrian link indicated off the end of the road that will provide a link into the existing residential development behind the site. This link will help provide good connectivity to the surrounding area and will help increase pedestrian activity in the area. This route will need to be lit to ensure safety of users and to provide security.

The design of the road complies with current guidance and is suitable for adoption and this would be promoted by the Highway Authority as this site does form part of the wider redevelopment of the area and the need to ensure that all development can connect to each other is paramount.

Outside the site there is already a pedestrian crossing point that this development would benefit from. In the longer term improvements along Binfield Road for pedestrian and cyclists are planned as part of the wider development of the area and thus funding towards such improvements is likely to be sought. Pedestrian paths from the access road to each plot have been included.

### **Parking**

The applicant has provided parking to standard across the development with visitor spaces being suitably spaced out across the site. Cycle parking for the majority of the dwellings can be catered for within garages. For those plots without garages storage within gardens is shown.

### **Vehicle Movements**

The site is likely to generate in the region of 16 movements in each peak hour, with around 160 movements expected daily. In isolation the peak hour impact of this development would have a nominal impact on the local transport network, however the cumulative impact with other planned developments will be greater and thus appropriate contributions to the wider area improvements generated from the Warfield development sites will be sought. Subject to conditions/s106 agreement the application is acceptable in terms of transportation considerations.

Overall the impact of the three additional dwelling proposed, as compared with the extant permission, does not raise any particular highway concerns. The construction details of the road serving the development may have to change slightly as the road will now go over the threshold of 25 units for certain road design details; this would be picked up in any S38 agreement.

## **12. ACCESSIBILITY**

On the basis of the information submitted the application is considered to be satisfactory in terms of the accessibility with the layout providing for flush threshold to be provided to houses and disabled parking in the parking area to the east of the flats.

## **13. PLANNING OBLIGATIONS**

### **Affordable housing**

CSDPD Policy CS17 is the basis for seeking affordable housing. The development exceeds the threshold (of a net increase of 15 units) for the provision of affordable housing. Seven affordable dwellings are proposed which accords with the Council's policy of 25% of dwellings being affordable. As noted above the provision is 5no flats (3 x 1 bedroom flats and 2 x 2-bedroom), 1no. two bedroom house and 1no. 3-bedroom house. The proposed location at the front of the site is acceptable.

The Housing Enabling Officer would prefer the affordable dwellings to include some larger dwellings. The mix agreed in conjunction with the extant permission on the site (12/01008/FUL) is a material consideration, however, and in the light of this, and taking account of management considerations which could arise with a mixture of affordable and market flats in one building, the mix proposed is considered to be acceptable.

The affordable units should be secured by planning obligations entered into by S106 Agreement.

### **Infrastructure Services and Amenities**

A key element of delivering sustainable development north of Whitegrove and Quelm Park is to ensure that appropriate infrastructure is provided alongside the new development (CSDPD Policy CS6 refers). This includes transport, social and physical infrastructure and green infrastructure. An Infrastructure Delivery Plan (IDP) has been prepared to support the SALP. The relevant schedule from the IDP is attached as Appendix 2 of the Warfield SPD. It includes the following infrastructure elements for the growth area as a whole:-

- if needed to mitigate impact, contributions to improve M4 Junction 10;
- bus routes to the Town Centre and other areas which maximise bus usage, with bus priority measures and infrastructure (DPW12);
- a new link road between Quelm Park and Three Legged Cross junction (unless alternative agreed) (DPW15);
- improvements to road junctions, A3095 Warfield Rd (and other roads), and the footway/cycleway network (DPW13 and15);
- waste recycling facilities with good access (DPW10);
- on and off-site waste water and if needed, the funding of studies to ascertain if development will lead to overloading of waste water infrastructure;
- sustainable drainage systems to control run-off, and reduce flood risk (DPW5 and 11);
- renewable energy generation;
- new and improved facilities for early years, primary, secondary education and for special educational needs (DPW8);

- new and improved community, library, built sports facilities (DPW9) and police (and if needed, upgraded fire service) infrastructure
- new and improved outdoor recreational facilities including open spaces of public value, equipped play areas, sports pitches/ facilities and maintenance sums if any to be transferred to BFC and allotments with good access and infrastructure, together with other "Green Infrastructure" inc. extended public rights of way with links to the north and an east-west greenway (DPW5) and a diverse habitats network (DPW5 and 7),
- archaeological investigations and preservation of finds (DPW16).

As noted above, Appendix 3 of the Warfield SPD - Implementation and Sequence Plan - states that Manor Farm can come forward separately subject to the effective provision of infrastructure and services in accordance with the SPD, secured by legal agreement.

In the light of comments received from consultees on the development proposed it is recommended that the following should be secured by planning obligations entered into by S106 Agreement.-

- the applicant entering in to a S38/S278 agreement for the dedication of land to provide an adoptable public route for pedestrians across the site from Binfield Road to the eastern edge of the site;
- control of planting in 8m wide margin alongside The Cut where it lies within the rear garden areas of Plots 1 to 5
- suitable avoidance and mitigation measures and access management monitoring measures to mitigate extra pressure on the Thames Basin Heaths Special Protection Area;
- mitigation of increased pressure on highways and transportation infrastructure, open space, educational (secondary and SEN) and community facilities;
- provision of affordable housing in accordance with the development plan and the resolution on affordable housing made by the BFC Executive on 29 March 2011.

#### Thames Basin Heaths Special Protection Area (SPA)

Relevant policy and guidance includes SEP Policy NRM6, CSDPD Policy CS14 and the Thames Basin Heaths Avoidance and Mitigation Supplementary Planning Document are relevant. The Council is satisfied that the development will not adversely affect the integrity of the Thames Basin Heaths SPA provided that the following matters are secured by s106 agreement:-

- o The payment of a SAMM contribution on commencement of the development
- o The transfer of ownership of the SANGs to BFC at a time to be agreed with the Council (the following must be implemented before occupation of the development):
  - o The provision of an on site bespoke SANG of at least 0.5ha
  - o Works to enhance the site to SANG standard
  - o The production of an addendum to The Cut Countryside Corridor SANG Management Plan in agreement with the Council and NE
  - o The payment of a maintenance contribution to fund the management of the SANG in perpetuity, at a level to be agreed with the Council.

Should the above measures be put in place and agreed with Natural England, this will prevent a significant adverse affect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations as amended (2012) and permission may be granted.

## **14. SUSTAINABILITY STATEMENT AND ENERGY DEMAND**

Core Strategy 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.

The applicant has submitted a pre-assessment estimator demonstrating that the development as a whole will meet with Code for Sustainable Homes Level 3.

The pre-assessment estimator includes the relevant evidence demonstrating that adequate consideration has been given to the principles of sustainable construction. The applicant has therefore met with the requirements of Policy CS10, but if planning permission is granted conditions should be imposed.

Core Strategy 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.

The applicant has submitted a 'Carbon Reduction and Local Energy Generation Options Report'. This sets out options the applicant could put forward to meet the requirements of Policy CS12. The report is not considered fully to meet the requirements of this policy. It is recommended that a condition is imposed to address this matter.

## **15. ARCHAEOLOGY**

This site is located in an area of archaeological potential. The site is adjacent to a site of archaeological importance called Park Farm. An archaeological investigation was undertaken at Park Farm prior to a proposed housing development. A small prehistoric settlement site comprising of a number of Prehistoric features and at least one burnt mound area was discovered. Also revealed were isolated ditches of Late Iron Age/Early Roman date and Medieval date. These ditches were thought to be boundary ditches and indicate the presence of multi-period activity and settlement in the immediate area.

Due to the archaeological potential in this area a condition was imposed on planning permission 12/01008/FUL requiring a programme of archaeological work in accordance with a written scheme of investigation. These have now been undertaken and revealed no buried archaeological remains other than one undated ditch. On this basis, Berkshire Archaeology has concluded that no further archaeological investigation is merited and therefore the programme of archaeological work has been concluded, bar the deposition of the project archive, which will be achieved in due course.

## **16. FLOODING AND SURFACE WATER DRAINAGE**

The part of the site lying closest to The Cut lies within Flood Zones 2 and 3 and objectors have raised flooding as a concern. NPPF para 103 is relevant in this regard.

The application was accompanied by a Flood Risk Assessment (FRA) prepared by Peter Brett Associates (PBA). This explains that detailed hydraulic modelling of The Cut has been undertaken by PBA which has been approved by the Environment Agency (EA). This has been used to determine the extent of the floodplain over the site and to design mitigation

measures. These are set out in the FRA and comprise minimum ground floor levels, flood compensation measures (the location of development on the highest part of the site and lowering a mound of higher ground on the site to increase the floodplain storage capacity of the site). A safe access route is also provided.

The EA has considered the FRA and has no objection subject to the imposition of a condition to secure the implementation of the mitigation measures contained in the FRA. In the light of this the impact of the development on The Cut is considered to be acceptable.

Local residents have expressed concern about the impact of the proposed development on surface water drainage in the vicinity of Manor Close. A condition is included in the Recommendation requiring the implementation, in association with the development, of a scheme for the disposal of surface water in the vicinity of Manor Close.

## **17. CONCLUSIONS**

This application seeks to amend the scheme approved under planning permission 12/01008/FUL by:-

- Increasing in the number of dwellings to be provided from 24 to 27;
- changing the dwelling mix (including replacing the 5-bedroom houses with 4-bedroom houses)
- amending the associated road access, car parking, bin storage and landscaping accordingly.

The proposed changes from the earlier permission have been carefully considered, along with concerns raised in representations received, and taking account of the earlier permission, the development plan and all other material considerations the application is recommended for conditional approval subject to the prior completion of a s106 agreement as set out in the Recommendation.

## **RECOMMENDATION**

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

01. - the applicant entering in to a S38/S278 agreement for the dedication of land to provide an adoptable public route for pedestrians across the site from Binfield Road to the eastern edge of the site;
- control of planting in 8m wide margin alongside The Cut where it lies within the rear garden areas of Plots 1 to 5
  - suitable avoidance and mitigation measures and access management monitoring measures to mitigate extra pressure on the Thames Basin Heaths Special Protection Area;
  - mitigation of increased pressure on highways and transportation infrastructure, open space, educational and community facilities;
  - provision of affordable housing in accordance with the development plan and the resolution on affordable housing made by the BFC Executive on 29 March 2011.

**the Head of Development Management 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:-

Site location plan LP-101  
Site Layout MF-SL-100  
Materials layout ML-101  
Proposed SANG Extension Plan SEP-101  
House Type A Elev (Plot 4) A-01  
House Type A Plans (Plot 4) A-02  
House Type B Plans (Plots 14, 15, 19 and 20) B-01  
House Type B Elev (Plots 14, 15, 19 and 20) B-02  
Double car port (Plots 14 and 15) B-03  
House Type C Plans (Plot 16) MF-C-01  
House Type C Elev (Plot 16) MF-C-02A  
House Type F Plans (Plots 17 and 18) F-01  
House Type F Elev (Plots 17 and 18) F-02  
House Type D, E and F1 - Plans (Plots 21, 22, 23-27) MF-AH-01 and 02  
House Type D, E and F1 - Elev (Plots 21, 22, 23-27) AH-03 and 04  
Bin & Cycle Store AH-05  
House Type G Plans G-01A  
House Type G1 Elev (Plots 1, 6, 7 and 13) G-02  
House Type G2 Elev (Plots 8 and 5) G-03A  
House Type G3 Elev (Plot 10) G-04  
House Type H Plans (plots 2 and 12) MF-H-01  
House Type H Elev (plots 2 and 12) MF-H-02  
House Type J Plans J-01A  
House Type J Elev (Plots 3 and 9) J-02  
House Type J Elev (Plot 11) J-03  
Soft Landscape Proposals SLC101TTL2A  
Site entrance 19723 DL-101 Rev C  
Buffer zone 19723 DL-102A  
Street elevations SEC101 and 102  
Proposed parking court lighting MFB-1002 Rev A  
External lighting plan 4494.012  
Levels 4494.505 C5 and 505 C4

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

03. No dwelling shall be occupied until a means of vehicular access to it has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

04. No dwelling shall be occupied until a means of access to it for pedestrians and cyclists has been constructed in accordance with the approved plans.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

05. No dwelling shall 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: Core Strategy DPD CS23]

06. No dwelling shall be occupied until the associated vehicle parking and turning space serving it has been surfaced in accordance with the approved drawings. 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. The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met

[Relevant Policy: BFBLP M9]

08. The garage doors serving the garages for plots 17 and 18 hereby approved shall be of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.

REASON: To ensure that the garages are still accessible while a car is parked to the front of the properties avoiding inappropriately parked cars encroaching on the highway.

[Relevant Policy: BFBLP M9]

09. 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 M9]

10. There shall be no restrictions on the use of the car parking spaces for visitors shown on the approved plan (Drawing 19723-MF-SLC-101) for visitors to the dwellings hereby permitted.

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

[Relevant Policy: BFBLP M9]

11. The flats hereby approved (plots 23-27) shall not be occupied until cycle parking spaces have been provided in accordance with the approved plans. The cycle parking spaces and facilities shall thereafter be retained.

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

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

12. No gates or other means of obstruction shall at any time be erected or placed across the access road serving the buildings hereby permitted.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No development (other than the construction of the access) shall take place until the access with Binfield Road, extending a minimum of 10m into the site, has been constructed in accordance with the details shown on drawing 4494.504 Rev C5.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]



14. The approved external site lighting serving the parking court to the east of plots 19-27 shown on drawing MFB-1002 Rev A shall be installed before the first occupation of plots 19-27 and thereafter retained.

REASON: In the interests of the amenity of the neighbouring property and the character of the area.

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

15. All planting comprised in the soft landscaping works, including off-site tree planting on land between Manor Farm house and Plot 1, 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, unless the Local Planning Authority gives written consent to any variation.

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

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

16. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by protective barriers, constructed in accordance with 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 EN1 and EN20, CSDPD CS7]

17. The protective fencing and other protection measures specified by the previous condition 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). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

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

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

18. No site clearance shall take place during the bird-nesting period of 1st March to 31st August inclusive unless an appropriate survey has been undertaken and the relevant site clearance works have been authorised by an ecologist approved in writing by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 and CSDPD CS1, CS7]

19. The development hereby permitted shall be carried out in accordance with the mitigation measures contained in the Ecological Survey by AA Environmental LLP set out in the letter dated 17 December 2012, except insofar as they are varied by the bat mitigation plan approved pursuant to condition 20.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1]

20. The approved scheme for the protection and mitigation of damage to populations of bats and their associated habitat during construction works, and once the development is complete - comprising the bat licence/associated covering letter from Natural England and Method Statement in support of bat licence application: delivery information (WML-A.13.2 (09/12) dated September 2013 prepared by AAe environmental consultants - shall be carried out in accordance with the timetable for implementation as approved.

REASON: To protect bats and their habitat within and adjacent to the development site.

[Relevant Plans and Policies: BFBLP EN3]

21. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (reference 22856/005 Revision C dated December 2013), and the following mitigation measures detailed within the FRA: 1. Provision of compensatory flood storage as detailed within section 4.2 of the FRA and appendix drawing number 22856/006/001, Rev C. 2. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven as outlined in section 4.3 of the FRA. 3. Finished floor levels are set no lower than 49.21 m above Ordnance Datum (AOD) as stated in section 4.1 of the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be agreed, in writing, by the Local Planning Authority.

REASON:

1. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
2. To ensure safe access and egress from and to the site.
3. To reduce the risk of flooding to the proposed development and future occupants.
4. To accord with paragraph 103 of the NPPF.

22. No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the River Cut has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3]

23. 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 building, freestanding lighting, means of enclosure or hard surface shall be

provided within the 8 metre wide buffer zone alongside the River Cut shown on drawing 19723 DL-102A lying within the back gardens of plots 1-6 (inclusive) other than that shown on that drawing.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: Core Strategy DPD CS1]

24. The development hereby permitted shall not be begun until:-

1. an investigation of surface water drainage on and adjacent to the site affecting Manor Close has been undertaken, and
2. a scheme for the disposal of this surface water has been submitted to and approved in writing by the Local Planning Authority.

All works which form part of the approved scheme shall be carried out before work is started on the construction of the houses hereby approved on plots 6-13 (inclusive) and subsequently maintained in accordance with arrangements embodied within the scheme.

REASON: In order to ensure that the development does not adversely affect the provision of adequate surface water drainage to serve Manor Close.

25. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.

REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: Core Strategy DPD CS10]

26. 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.

REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: Core Strategy DPD CS10]

27. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:

- (a) that 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
- (b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.

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

28. The development hereby permitted shall be carried out in accordance with the Method of Construction statement (dated November 2013).

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

29. The development hereby permitted shall be undertaken in accordance with the details for:-

- (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 contained in the Method of Construction Statement (November 2013) and shown on the Traffic Management Plan (drawing MFB/902D) 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 without the prior written permission of the Local Planning Authority. Such details as may be approved by the Local Planning Authority pursuant to this condition shall be observed throughout the period of construction of the development hereby permitted.  
REASON: In the interests of amenity and road safety.

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

REASON: In the interests of good landscape design and the visual amenity of the area.  
[Relevant Policies: BFBLP EN2 and EN20, Core Strategy DPD CS7]

31. Notwithstanding the provisions of Class G of Part 17 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 development by statutory undertakers for the generation, transmission or supply of electricity shall be installed or constructed unless otherwise agreed in writing by the Local Planning Authority.

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

#### 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. It is noted that a new post and rail fence is proposed within the 8 metres of The Cut, which is designated as a main river. Please note that under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Cut designated a 'main river'. Please contact [westthamesconsents@environment-agency.gov.uk](mailto:westthamesconsents@environment-agency.gov.uk) for further guidance.

03. Any works to existing watercourses within the development would require consent from the Lead Flood Authority (Bracknell Forest Council) under the Land Drainage Act.

In the event of the S106 planning obligation(s) not being completed by 30 April 2014 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate this impact. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring measures, 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, Policies CS5 and CS14 of the Core Strategy Development Plan Document, the Warfield Supplementary Planning Document (adopted February 2012) and the Thames Basin Heaths Avoidance and Mitigation Supplementary Planning Documents (adopted March 2012).

02. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, open space, educational, library, community and youth facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, open space, educational, library, community and youth facilities the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan and SC5, CS6, CS8, and CS24 of the Core Strategy Development Plan Document, the Limiting the Impact of Development Supplementary Planning Document (adopted July 2007) and the Warfield Supplementary Planning Document (adopted February 2012).

03. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy CS16 of the Core Strategy Development Plan Document and to the resolution on affordable housing made by BFC Executive on 29 March 2011.

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](http://www.bracknell-forest.gov.uk)