

## Unrestricted Report

### ITEM NO: 6

Application No.  
**13/00878/FUL**  
Site Address:

Ward:  
Harmans Water

Date Registered:  
21 October 2013

Target Decision Date:  
20 January 2014

### Ramslade House Austin Way Bracknell Berkshire

Proposal:

**Erection of 12no. three bedroom houses with associated parking (including 3no. visitor spaces to the south of nos. 11 and 12 Typhoon Close) and landscaping, and laying out of commemorative garden, following demolition of Ramslade House.**

Applicant:

Taylor Wimpey UK Ltd

Agent:

Boyer Planning Ltd

Case Officer:

Martin Bourne, 01344 352000

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### 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 0.3ha site lies within The Parks development. It comprises land currently occupied by Ramslade House, an area of open space to the south and a small area of land to the east adjoining Typhoon Close.

The part of the site occupied by Ramslade House is bounded to the north by Austin Way, a main route through the northern part of The Parks, to the west by Tempest Mews and to the east by Typhoon Close. These cul-de-sacs link to Austin Way. This part of the site is faced on three sides by three-storey town houses. Land to the east of this part of the site lies at a slightly lower level.

The part of the site which is open space is separated from the part of the site occupied by Ramslade House by a footpath which runs roughly east-west along the northern edge of a large area of open space. This part of the site is under grass and is bounded by lines of trees to the east and west. It is bisected by a hoggin path running broadly north-south across it.

The freestanding part of the application site comprises a lay-by on the south side of Typhoon Close.

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

The RAF Staff College site was vacated by the MoD in 2001. Outline planning permission for its redevelopment was granted in 2003 and the site was subsequently sold to English Partnerships (now the Homes and Communities Agency - HCA) whose development partners, Taylor Wimpey, are building on the site.

Guidance on the development of the Staff College site is contained in The Staff College Planning and Design Brief which was approved in October 2002 following public consultation.

Outline planning permission for the redevelopment of the former Staff College site for 730 dwellings, open space and associated facilities was granted in December 2003 (reference 03/00567/OUT) following the completion of a legal agreement (Section 299A agreement). Amongst other things the agreement secured the provision of a 'community facility' and a sports pavilion. A masterplan for the whole development was subsequently approved pursuant to a condition imposed on the outline planning permission.

The agreement contains a schedule setting out the facilities to be provided by the community facility and secures a sum of £345,000 (index linked) towards it from the developer. The agreement gives two options for the provision of this community facility: either

- 1) as part of Ramslade House, or
- 2) as a new build.

The agreement provided for a pavilion located adjacent to the sports pitches and secured a sum of £350,000 (index linked) towards it.

When the developer submitted the application for the approval of reserved matters for housing on the site (ref 06/00567/REM) it showed Ramslade House being converted, with an extension, to provide the community facility. The reserved matters application including these details was approved in September 2006.

Building on the Staff College site commenced in 2007. In 2008 an application was submitted to increase the number of dwellings to be built on the site from 730 to 1120. This application was refused and the subsequent appeal dismissed in 2009.

Following the dismissal of the appeal Taylor Wimpey costed the conversion of Ramslade House to provide the community facility. This exceeded £1m and the Council was not in a position to fund the difference between this amount and the £345,000 (indexed) secured by the legal agreement.

Accordingly providing the community facility and the pavilion together, in a new building located on the site of existing squash courts, was considered and by:-

- combining the sums of money secured by the legal agreement for the 'community facility' and the sports pavilion
- making savings by providing only one recycling centre (rather than two) and demolishing rather than refurbishing the squash courts
- drawing on s106 monies from recent developments in the vicinity of the site

it was possible to fund a community building/pavilion meeting the specifications contained in the legal agreement.

This building was given planning permission in November 2011 (reference 11/00416/FUL) and is currently under construction.

Ramslade House itself has remained vacant since the MoD left the site 13 years ago and has fallen into disrepair.

#### **4. THE PROPOSAL**

Full planning permission is sought for the erection of 12no. three bedroom houses with associated parking (including 3no. visitor spaces to the south of nos. 11 and 12 Typhoon Close) and landscaping, and the laying out of a commemorative garden, following demolition of Ramslade House.

The houses are proposed to be built on land currently occupied by Ramslade House and would be in the form of 4no. terraces each of 3no. houses. Six houses of three storeys would face north towards Austin Way and the other six (of two and a half storeys) would face south towards the main area of open space at The Parks. The houses would be about 10m tall. The terraces on the eastern side of the site would be at a slightly lower level than those on the west side reflecting the fall of the land down from west to east.

Each house would have 2no. allocated parking spaces in the rows of parking spaces already laid out on the east and west sides of Ramslade House and served by Tempest Mews/Typhoon Close. Six visitor spaces (including two designed for use by disabled people) are also shown in these areas together with a further 3no. visitor spaces in a lay-by to the south of Typhoon Close to the east of Ramslade House. These latter spaces are also already in situ having been laid out where a recycling centre was to have been built (this is now being provided in the car park to the east of the new community building pursuant to details approved under 11/00416/FUL).

A commemorative garden is proposed to the south on the edge of the main area of open space at The Parks. The Design and Access Statement submitted with the application states

that this would be specifically designed to celebrate the historical use of the site by the RAF. It continues:-

"This formal garden space will be a centre piece at the end of the formal tree avenue that used to run down into the open space from the former Ramslade House. It will be designed to contrast with the more informal parkland character adjacent, incorporating lush flower borders enclosed by clipped evergreen hedges. Pergola structures provide height, dappled shade and structure for climbing plants, whilst benches will provide a place for rest and contemplation. A plinth will be installed to take a central piece of artwork incorporating a memorial plaque or inscription which will inform current and future residents of the sites former use."

## 5. REPRESENTATIONS RECEIVED

Objections have been received from the Bracknell Forest Society and 47 individuals raising concerns which may be summarised as follows:-

- there are few old or historic buildings remaining in Bracknell
- Ramslade House is a beautiful old building, with original architecture and features and links to the RAF - the applicant has neglected it.
- it should be put to a community or education use
- Ramslade House is a focus for views on the site
- more housing is not needed
- The planned parking bays are on land already used by residents and visitors - their use will lead to increased parking on the narrow roads which is a safety concern and already an issue
- Insufficient parking spaces for residents of new properties
- The three parking spaces adjacent to no 11/12 Typhoon Close appear to have already been constructed
- Tempest Mews is a private road with no turning point
- Spoilt outlook/reduced light for existing residents
- The nearby playground will be also affected by this due to increased traffic and number of children from additional houses. The playground is already too small
- the Community Centre is being built nearby, this will also increase the traffic loads and parking in the area
- Broad Lane is already heavily congested during rush hours and this will only make things worse
- Increased traffic in the estate and local roads to detriment of road safety
- The number of houses will now exceed the original promised number of 730.
- There is not adequate infrastructure (schooling, doctors, dentists, leisure facilities, etc.) to support any additional homes beyond the originally agreed number
- Current issues on the site regarding parking, over-crowding/developing and flooding demonstrate there is absolutely no capacity for further housing
- The new community centre has reduced the amount of green space from that originally agreed. Converting Ramslade House site to commemorative gardens would offset some of this
- The commemorative garden is not commemorative enough - it should not be placed on current green space
- Noise from use of commemorative garden
- There is a green area on the side of Ramslade where it borders Typhoon Close. This is proposed to be built on under the current plan. This should stay as green space
- the proposal would cause damage to the character of the area, detrimental to the street scene
- The proposed buildings are not in keeping with the area.
- Side profiles are weak and not in keeping with street scene.

- New houses are separated by just 22m, they would overlook each others gardens with negative impact on their amenity
- White render is not used elsewhere and the houses will appear incongruous
- Fronts of new houses are too close to open space for adequate privacy - there would be a loss of amenity for local residents, with the open space now being crowded by houses and overlooked
- Proposal would represent overdevelopment
- Trees will be lost
- impact on the Thames Basin Heaths special protection area
- impact of the proposal on the biodiversity, including bats, on the site.

## 6. SUMMARY OF CONSULTATION RESPONSES

Bracknell Town Council  
Recommend Refusal:-

This application is out of the footprint and is additional accommodation to the planning permission for the site.

Due to Ramslade House being allowed to fall in to disrepair bats are now roosting in the building and a new environmental survey needs to be carried out.

Concerns about the impact on the infrastructure of an already crowded area.

### **Thames Valley Police Crime Prevention Design Adviser**

On the basis of information available and as regards designing out crime, I am content with the development proposed.

### **Highway Officer**

No objection subject to conditions and, through a Section 106 agreement, the agreement under Section 38 of the Highways Act being amended.

### **Environmental Health Officer**

Recommends imposition of a condition to control the environmental effects of the demolition and construction work.

### **Biodiversity Officer**

Recommends imposition of conditions to mitigate impact of the development on bats.

### **Housing Enabling Officer**

The Planning Statement refers to 3 of the 12 houses being affordable, being the north-eastern block, which equates to 25% and is in line with planning policy.

## 7. DEVELOPMENT PLAN

The Development Plan includes the following:-

- Policy NRM6 of the South East Plan (May 2009)
- Core Strategy DPD (February 2008)

- Site Allocations Local Plan (July 2013)- Bracknell Forest Borough Local Plan (January 2002)
- Bracknell Forest Borough Policies Map 2013

## **8. PRINCIPLE OF DEVELOPMENT**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). This is also reflected in SALP Policy CP1, which 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 that reflects the presumption in favour of sustainable development contained in the NPPF.

The site lies within a settlement. The part proposed to be built on does not encroach on the open space of public value to be provided pursuant to the outline planning permission and reserved matters approval covering The Parks development.

The site is within a settlement and therefore accords with the locational principles contained in CSDPD Policy CS2. The community facility which Ramslade House might have accommodated is being provided in a new building elsewhere at The Parks as described in the site history above. The site will provide for 12 additional dwellings. The site is understood to be available for development and this will contribute to the Borough's housing supply (CSDPD Policy CS15 refers) as a 'medium windfall' adding an element of flexibility. The principle of the proposed development is therefore considered to be acceptable. The remainder of the report considers whether there are any material considerations which are an obstacle to the grant of planning permission.

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

The demolition of Ramslade House

A Building Assessment accompanying the application states that research and an examination of the existing structure indicates that Ramslade House as it stands today is part of a substantial late-Victorian dwelling with three floors and a basement, probably built in about 1895 and incorporating the shell of a modest, suburban-style villa, probably erected in about 1840.

From at least 1881 until 1931 the property on the site was occupied by high-ranking army officers and their households. During the Second World War it was the headquarters building of the Second Tactical Air Force and in 1945 it was adapted and extended as the Royal Air Force Staff College, serving as the officers' mess. The college was disbanded in 1997 and since that time most of the college buildings have been demolished, along with parts of the late nineteenth century house.

The building is not listed and is not considered to be of such special architectural or historical interest as to justify listing. The Building Assessment considers that the surviving structure is not of special architectural or historical merit, particularly since it is only part of the original late 19th century house and because it was altered extensively in the second half of the twentieth century. It was not innovative in its design or use of materials, and it is not a good example of a type. The Buildings of England: Berkshire (Pevsner et al) rather unkindly describes it as 'a clumsy agglomeration, to the eye mostly Victorian stucco'.

Notwithstanding this Ramslade House is considered to be of local interest. The new housing at The Parks has been designed around it in line with the masterplan for the wider site and it is a focal point for views from the Broad Lane entrance to The Parks from the north, along Austin Way and from the large area of open space to the south.

Historically, aside from the modern air cadets building, it is the last surviving building left from the use of the site as the RAF Staff College and given Bracknell's history as a new town there are relatively few buildings of this age in the area.

The building has not been occupied for about 15 years. Whilst it has been fenced off with a combination of hoardings and safety fencing it has suffered from vandalism and theft. Lead flashings, lead cladding and lead valley and parapet gutters at roof level have been stolen in recent years and as a consequence the inside of the building is extremely wet and dry rot has become established in various locations, in particular in the timber floor and timber panelling in the main hallway at ground level. Overall the building is in a very poor condition.

Guidance on the development of the Staff College site is contained in The Staff College Planning and Design Brief (2002). Para 4.8, 'Building Retention', anticipates that Ramslade House will be retained, and lists possible advantages. Para 5.15 states, however, that: 'Ramslade House is proposed for retention, but consideration could be given to its demolition if it could be shown that it would assist the development of the site'.

Given its age, its links with the former uses of the site and its physical presence on the site the demolition of Ramslade House would be unfortunate. As it is not listed, however, the applicant could, under Part 31 of the GDPO, apply for a determination as to whether prior approval is required for its demolition and the only considerations would be those relating to the method of demolition/restoration.

As outlined in the site history section above, Ramslade House is not required to be retained to provide community facilities in association with housing being built at The Parks as these are to be provided in a new building. The costs which made the conversion of Ramslade House for community uses prohibitively expensive are also understood to make its conversion to other uses, such as flats, uneconomic.

In the light of the above it is concluded that the loss of Ramslade House, unfortunate though it would be, is not in itself a reason to refuse this planning application.

### **Proposed houses**

It is important, however, that if the site is redeveloped any new buildings are acceptable in terms of their impact on the character and appearance of the area. In this regard 'saved' BFBLP Policy EN20 and CSDPD Policies CS1 and CS7 (which are considered to have significant weight in relation to para. 215 of the NPPF, as they are consistent with Chapter 7 of the NPPF) are relevant.

As noted above new housing in the vicinity of Ramslade House was designed taking account of that building and the site is visually prominent with views from the north, west and south. It is important, therefore that if Ramslade House is demolished what replaces it responds to this setting.

In terms of siting it is considered that the proposed houses respond appropriately. They front both on to Austin Way to the north and to the area of open space to the south providing active elevations and forming an attractive conclusion to the views referred to above.

The bulk, height and massing of the houses is considered appropriate to in the context of the three-storey town houses which face towards the site from three sides.

Architecturally there are differences between the design of the terraces on the north and south of the site. The terraces fronting Austin Way take cues from the design of Ramslade House. The Design and Access Statement notes that the parapet finish to the three-storey frontage is circa 8.3m high, and this along with the white rendered walls with large formatted openings are all features that draw on the inspiration of Ramslade House and its generous proportions. It continues: "The vertically-arranged glazing and panels of contrasting material arranged to emphasise the height all help to increase the stature of the buildings and mark their important location in the overall development of The Parks. Similarly, a reduced pallet of materials is in keeping with the 'classic' character of the existing Victorian building. Although the surrounding houses are all brick finished, the white painted facades here help to mark the continuity of this site being a focal point between the two terraces on Tempest Mews and Typhoon Close".

The terraces on the south of the site, overlooking the open space are of a different, more contemporary, design. The Design and Access Statement notes that in contrast to the more 'urban' character of the north elevation, "the south elevation overlooks the park and has been appropriately reduced in scale, whilst still retaining a formal character as an important frontage to the public open space by adopting a similar treatment of vertical glazing and a flanking parapet detail on the gable ends. The reduced pallet of materials is carried through from the front with a white painted finish as a reference to the character of the old Ramslade House".

Overall the siting, bulk, height and massing, architectural design and materials proposed are considered to be acceptable.

#### Proposed commemorative garden

The principle of the proposed commemorative garden is considered to be acceptable. It is situated on an existing area of open space and it is considered that the formal planting proposed will complement the less formal 'passive open space' and the pitches contained in the main area of open space at The Parks.

The proposed garden is off-set from the axis of the proposed houses and does not respond to the symmetry of the built-form proposed. This is unfortunate - it is dictated by the desire to retain existing trees - but is not an over-riding concern.

The Biodiversity Officer would like to see more native planting in the proposed soft landscaping. In response the applicant has stated that the plants selected reflect the current planting approach around The Parks development and the lessons learnt from earlier phases. Also the planting scheme for the commemorative garden has been selected to reinforce the symbolism embodied in the design in relation to the historical connection to the RAF (e.g. the Laurel hedging relates to the laurel encircling the RAF badge emblem) as well as plants of benefit to wildlife.

Overall the details of the commemorative garden are considered to be acceptable subject to the proposed artwork forming a centre piece to the garden, and a contribution to the long-term maintenance of the garden, being secured through a s106 agreement.



## 10. RESIDENTIAL AMENITY

BFBLP Policy EN20 seeks to protect the amenity of surrounding properties. The Policy requires the Council to have regard to ensuring new development does not adversely affect the amenity of surrounding properties and adjoining area. This is consistent with the NPPF.

In considering the impact of the proposed development on the living conditions of local residents the 'fallback position' is the use of Ramslade House as a community building as approved under reserved matters approval 06/00573/REM. This approval also provided for a part two, part-three storey extension on the eastern side of Ramslade House accommodating a stairwell and WCs and alterations to the fenestration of the building. Parking down either side of the building, to serve the proposed community use, which has been laid out was also approved at this stage.

The minimum distance between the side of the proposed houses and the front of the nearest houses at Tempest Mews and Typhoon Close is just over 20m. The proposed houses have side-facing windows above ground floor level serving habitable rooms and stairwells, together with balconies. Given the separation and the fact that the relationship is with the front of the nearby houses (which are less private than rear-facing windows) this relationship is considered to be acceptable.

The use by new residents of the parking areas will affect existing residents of Tempest Mews and Typhoon Close but it is not considered that the impact would be materially different from that associated with the current approved use as parking for a community facility. Equally the impact of the 3no. visitor spaces to the south of nos. 11 and 12 Typhoon Close is unlikely to cause more disturbance to the occupiers of nearby houses than the underground recycling facility originally approved in this location.

Given the design of the proposed houses and the minimum separation of over 25m between rear-facing windows above ground floor level it is not considered that the backs of the proposed houses, or their back garden areas, would be unacceptably overlooked.

## 11. TRANSPORT IMPLICATIONS

Bracknell Forest Borough Local Plan Policy M9 and Core Strategy Policies CS23 and CS24 seek to promote or retain safe highway access and suitable off road parking provisions, thus avoiding highway safety implications. This is consistent with the objectives of the NPPF.

### **Access:**

Austin Way and Typhoon Close are not yet formally adopted but are included within a legal agreement under Section 38 of the Highway Act 1980, which when concluded will secure their adoption as public highways. The area to the front of Ramslade House on Austin Way forms part of a shared footway/cycleway and this facility must be maintained to serve the wider accessibility needs of the development. Measures will be required to prevent vehicles from parking on it. It would be desirable for Tempest Mews to be bought up to an adoptable standard, along with the existing recreational footpath between Ramslade House and the ornamental garden. This could be dealt with by way of an addendum to the existing highway agreement secured through the Section 106 agreement.

### **Parking**

The Parking Standards (July 2007) Supplementary Planning Document sets a requirement for two car parking spaces for 3 bedroom dwellings together with the provision of 1 visitor space per 5 new dwellings. The scheme submitted provides a total of 33 parking spaces with

24 car parking spaces being allocated for the 12 no. new dwellings. In addition 9 visitor spaces have been provided which includes the 3 extra spaces that have already been created to the east of the site. There are varying levels of parking provided across The Parks development. The level of parking approved as part of the original, wider scheme is somewhat lower than the current standards and it is acknowledged that this has created some parking pressures within parts of the wider development. However this submission proposes sufficient parking for the scale of development and meets current residential parking standards and exceeds the current requirements with respect to visitor parking which will help to mitigate any localised pressures.

It is important to note that no details have been submitted regarding the management and maintenance of the parking spaces. The delivery of the 9 visitor spaces is crucial to the scheme and the Highway Authority therefore recommends that the parking layout is secured and retained by condition.

In respect of bicycle parking, the proposals include garden sheds and rear access gates to all the gardens for the secure storage of bicycles in line with the requirements of the Parking Standards (July 2007) SPD.

### **Vehicle Movements:**

The provision of 12no. 3-bedroom houses has the potential to generate an additional 84 (12 x 7) movements per day. This would add in the region of 9 trips to both the a.m. and p.m. periods. This represents an increase of 1.6% on the peak hour trip generations agreed as part of the Transport Assessment when the original development received approval. An application of this scale falls outside the threshold requiring the submission of a Transport Assessment. The applicant was advised that there would be merit in submitting a Transport Statement to accompany a planning application as it would assist in setting the context of the redevelopment of Ramslade House against the wider development of The Parks but this has not been forthcoming. The provision of additional residential development will add to the cumulative pressures on the highway network and in line with the Limiting the Impact of Development (July 2007) SPD, highway contributions will be sought in mitigation. They will be directed towards schemes relevant to the site identified in the Local Transport Plan 3.

## **12. BIODIVERSITY**

CSDPD Policy CS7 seeks to promote Biodiversity. It is considered to be consistent with the NPPF.

The Biodiversity Officer had concerns with the application as submitted as there were no up-to-date surveys of bat roosts in Ramslade House. In response to his concerns a bat mitigation plan was submitted. This mitigation plan is acceptable subject to the following:-

1. The mitigation plan acknowledges that further survey work is required to establish the number and identity of bats using the building for roosting. These surveys will need to be carried out and any adjustments made to the mitigation plan before any demolition works can take place.
2. Plans/schemes for installation on bat boxes and the bat roost will also need to be submitted.
3. A landscaping scheme that includes plants of known benefit to bats will be required.
4. A lighting scheme which reduces the light spill and light pollution will also need to be submitted.

Conditions/informatives are included in the Recommendation to address these points.

There was also concern that the landscaping proposals use non-native species in the scheme. The proximity of the proposed development to open / green space means it would be more appropriate to include native species in the landscaping scheme so as to enhance the biodiversity value of the site.

In response the applicant states that the planting palette selected for the Ramslade House development is taken from the existing planting palette for the Parks site which has been developed over a number of years with the Council's Landscape Officers,

Furthermore, the planting scheme for the commemorative garden has been carefully selected both to reinforce the symbolism embodied in the design in relation to the historical connection to the RAF e.g. the Laurel hedging which references the laurel encircling the RAF badge emblem and also contains numerous plants of benefit to wildlife.

### **13. SUSTAINABILITY STATEMENT AND ENERGY DEMAND ASSESSMENT**

The NPPF outlines how the impacts of climate change and the delivery of renewable and low carbon energy and associated infrastructure is central to the economic, social and environmental dimensions of sustainable development. Para 96 of the Framework states that in determining planning applications, Local Planning Authorities should expect new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

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. A Pre-assessment Estimator representing a Sustainability Statement has been provided demonstrating that Code for Sustainable Homes compliance is likely. A condition is recommended to be imposed to ensure that this is implemented.

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.

The applicant has provided an Energy Statement demonstrating that through passive design the overall reduction in Carbon emissions would be reduced by 6% over that of Part L 2010 and on top of this 20% of the development's energy demand would be provided as a result of implementing Solar PV.

As the applicant has used Part L 2010 as the baseline, the overall Carbon emission reduction will be greater than the current policy requirement which asks for it to be assessed against Part L 2006. Therefore the applicant's approach is in accordance with Policy CS12. A condition is recommended to be imposed to secure compliance with the submitted statement.

### **14. PLANNING OBLIGATIONS**

A s299a agreement (not s106 as one of the parties to the agreement was with the MoD) secured contributions associated with the development of 730 dwellings on The Parks

development pursuant to planning permission 03/00567/OUT. The present application results in an increase in 12 dwellings over and above the 737 currently approved. The impact of these on:-

- the wider transportation network
- open space & outdoor recreational facilities
- built sports facilities serving the development
- local primary school facilities
- local library facilities
- local community facilities
- local youth facilities

needs to be mitigated by securing contributions through planning obligations entered into by s106 Agreement. This is covered in the Recommendation.

### **Affordable Housing**

Policies CS16 and CS17 of the CSDPD (in relation to housing needs and affordable housing) can be afforded full weight (in relation to para. 215 of the NPPF) as they are consistent with para. 50 of the NPPF which relates to delivering a wider choice of homes, a mix of housing and affordable housing. The Council's affordable housing policy currently applies to proposals involving 15 net dwellings or more.

Although the development on its own falls below the threshold (15 dwellings) it is felt appropriate to consider it as an element of a larger development. Subject to viability, 25% of the units proposed (3no. houses) should be affordable.

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

### **15. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)**

Relevant policy and guidance includes South East Plan Policy NRM6, CSDPD Policy CS14 and the Thames Basin Heaths Avoidance and Mitigation Supplementary Planning Document. These policies seek to ensure that the development will not adversely affect the integrity of the Thames Basin Heaths SPA.

Outline planning permission 03/00567/OUT provided for the development of 605 dwellings (net) (730 dwellings gross) on the Staff College site. The passive open space provision for this permission and the subsequent reserved matters approval has been reviewed and it has been agreed with Natural England that the provision is acceptable as (suitable alternative natural green space (SANG) which can mitigate the impact of the development on the SPA

It has been established that the surplus SANG/passive OSPV at The Parks can accommodate the 12 dwellings associated with this application as well as the net increase of 7 dwellings associated with the recently allowed appeal on the pumping station site. Therefore, this application does not require any SANGs or Passive OSPV to satisfy the Council's policy and guidance requirements in order to comply with the Habitats Regulations.

In line with SEP Policy NRM6, the Council has reviewed its SPA avoidance and mitigation strategy in the form of the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPASPD) (March 2012). This includes a requirement to secure financial contributions towards Strategic Access Management and Monitoring (SAMM) which will be calculated on a per bedroom basis. A contribution towards SAMM should be secured in association with this application.

The Council is satisfied, following consultation with Natural England, that the above measures will prevent an 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 (2012) permission may be granted.

## 16. CONCLUSIONS

SALP Policy CP1 and paragraph 14 of the NPPF and set out the Government's presumption in favour of sustainable development. This requires that development proposals should be approved that accord with the Development Plan or where the Development Plan is absent, silent or relevant policies out of date unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or where specific policies indicate development should be restricted.

This report has concluded that the relevant development plan policies relating to the principle of development are up to date and consistent with the NPPF and as such should carry substantial weight.

The proposed development, which lies within a settlement, is considered to be acceptable in principle and would contribute to the Borough's overall housing supply, adding an element of flexibility. It will involve the demolition of Ramslade House, a building dating from the 19th century which has links with the former use of the wider site as the RAF Staff College. This building is not listed and is not considered worthy of listing, is not required to be retained under the outline permission and accompanying s299A agreement for the development on The Parks and is in such a poor condition that its conversion into flats or other uses is unlikely to be economically viable. Accordingly, unfortunate though this may be, it is considered that its redevelopment for a well-designed residential scheme would be acceptable.

The application is therefore recommended for conditional approval subject to the prior completion of a legal agreement to mitigate its impact on the SPA and local services and infrastructure and to secure affordable housing.

## **RECOMMENDATION**

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

01. - the provision of contributions to local facilities and services including:-

- the wider transportation network
- built sports facilities
- local primary school facilities
- local library facilities
- local community facilities
- local youth facilities
- an artwork in the commemorative garden
- long-term maintenance of the commemorative garden
- the applicant entering into a S38/S278 agreement for the dedication of Tempest Mews and associated footways to provide adopted routes to serve the development
- measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA)

That 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:-

AA3120/2.1/001: Site Layout

AA3120/2.1/002: Roof Plan

AA3120/2.1/003: Elevations & Views

AA3120/2.1/004: Site Location Plan

AA3120/2.1/008A: House Type 3BA & 3BAv1

AA3120/2.1/009: House Type 3BB & 3BBv1

AA3120/2.1/011: Street Elevations

AA3120/2.1/012: Street Elevations

CSA/2262/100: External Works Plan

CSA/2262/101: Planting Plan

CSA/2262/102: Detailed Landscape Plan

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

03. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

04. None of the dwellings hereby permitted shall be occupied until a means of access to it for pedestrians and/or 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. None of the dwellings hereby permitted shall be occupied until the associated vehicle parking space serving it has been provided 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]

06. There shall be no restrictions on the use of the car parking spaces shown on the approved plan as visitor parking 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]

07. The dwellings hereby permitted shall not be occupied until cycle parking facilities 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]

08. The development hereby permitted shall not be begun until details of a scheme to prevent vehicles from parking on the shared footway/cycleway next to Austin Way on the northern

part of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any part of the approved development and thereafter retained.

REASON: In the interests of accessibility of the development to pedestrians/cyclists and road safety.

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

09.No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting serving the parking areas, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of that area and the lighting retained in accordance therewith.

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

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

10.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. 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, Core Strategy CS7]

11. No development shall take place until details of a scheme for the disposal of surface water has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before any dwelling is occupied.

REASON:To ensure the provision of surface water drainage.

12.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]

13.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]

14. The development hereby permitted shall be implemented in accordance with the revised Energy Statement (January 2013) and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Statement.

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

[Relevant Policy: Core Strategy DPD CS12]

15. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(i) control of noise

(ii) control of dust, smell and other effluvia

(iii) site security arrangements including hoardings

(iv) proposed method of piling for foundations

(v) construction and demolition working hours

(vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

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

16. 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 (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

17. 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]

18. The development hereby permitted (including site clearance and demolition) shall not be begun until:-

(i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, and

(ii) the further survey has been submitted to and approved by the Local Planning Authority, and

(iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of an bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1]

19. The development hereby permitted shall not be begun until a scheme for on-site provisions to encourage wildlife has been submitted to and approved in writing by the Local



Planning Authority. The scheme shall include planting of value to wildlife and the installation of bat boxes and a timetable for implementation. The approved scheme shall be observed, performed and complied with.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: Core Strategy DPD CS1]

**In the event of the S106 planning obligation(s) not being completed by 30/05/14 the Head of Development Management be authorised to REFUSE the application on the grounds of:-**

01. The occupants of the proposed development would unacceptably increase pressure on the transportation network and upon local open space and built-sports, educational and community facilities. In the absence of provision being made, in terms that are satisfactory to the Local Planning Authority, to secure the mitigation of these adverse impacts, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8 and CS24 of the Core Strategy Development Plan Document and to the Limiting the Impact of Development Supplementary Planning Document.

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