

## Unrestricted Report

### ITEM NO: 7

Application No.  
**13/01068/REM**  
Site Address:

Ward:  
Wildridings And Central

Date Registered:  
20 December 2013

Target Decision Date:  
21 March 2014

**Winchester House Market Place Bracknell Berkshire  
RG12 1JU**

Proposal:

**Submission of details of design, access, appearance, landscaping, layout and scale for redevelopment of Winchester House identified as Blocks NW3.1, NW3.2, NW3.3. Demolition of Winchester House and redevelopment to provide retail A1-A3 Class, D2 gym and 311 residential units, car parking, new public realm, landscaping and highway works. This reserved matters application is submitted pursuant to outline planning permission 12/00476/OUT.**

Applicant:

Bilrose Ltd

Agent:

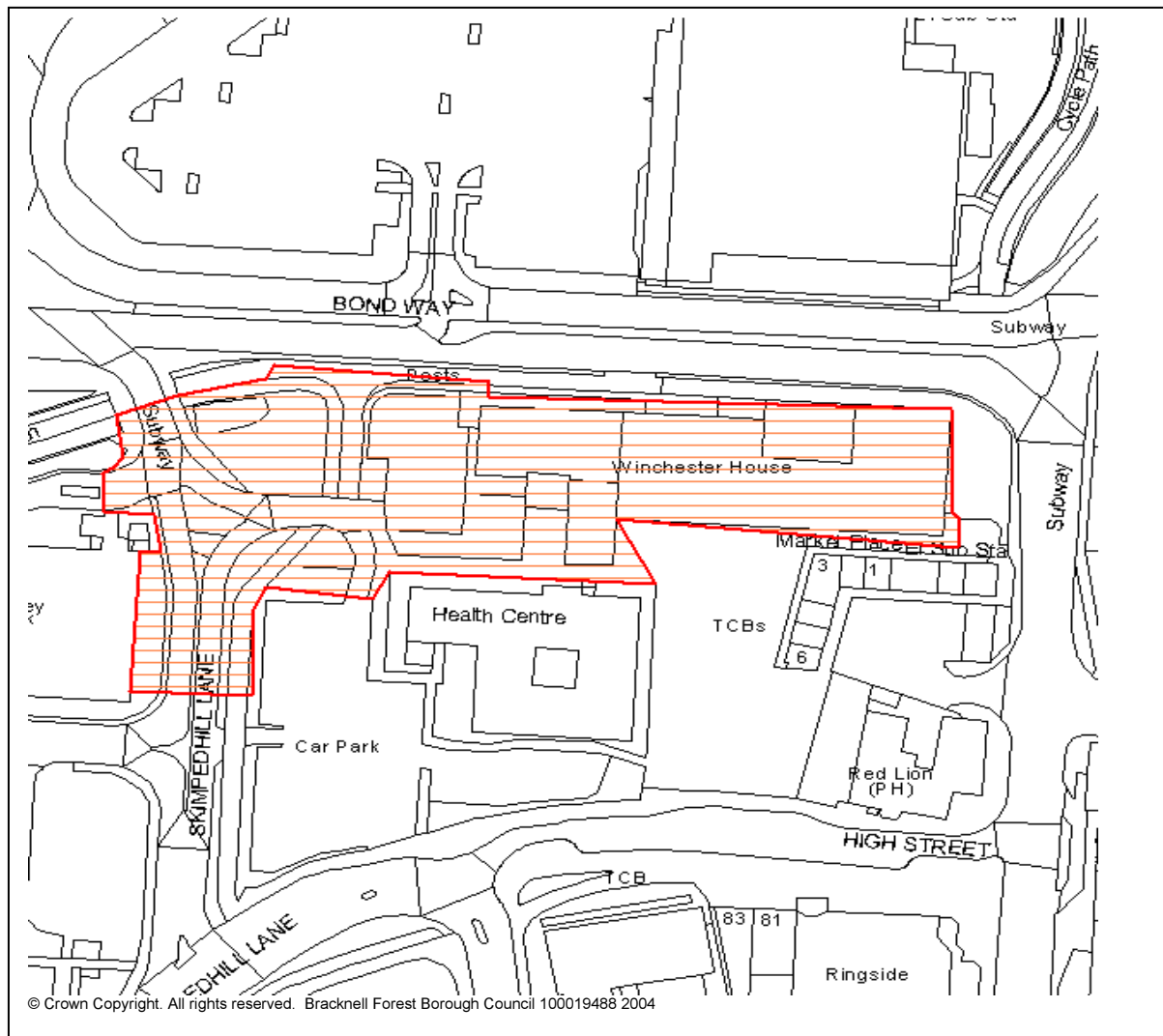
Daniel Watney LLP

Case Officer:

Margaret McEvit, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. REASON FOR REPORTING APPLICATION TO COMMITTEE**

The application is being reported to Committee because more than four objections have been received.

### **2. SITE DESCRIPTION**

The site falls within the wider site of the outline planning permission 12/00476/OUT covering the regeneration area of Bracknell town centre. The outline planning permission divides the town centre regeneration site into six development zones. This reserved matters application relates to blocks NW3.1, NW3.2 and NW3.3 within the North West Development Zone.

The site contains a twelve-storey building last occupied as an office by 3M, which has been empty above the ground floor level for some years. The building is in a poor state of repair. The ground floor of the building houses Bracknell market, which operates two days a week. The site includes the building and areas of hardstanding immediately surrounding the building.

Winchester House is a prominent building within Bracknell town centre and is located immediately south of the Waitrose food store that formed phase 1 of the town centre regeneration and is west of the proposed Northern Retail Area, where reserved matters were approved in 2013 pursuant to the town centre outline planning permission. The Skimped Hill medical centre is south west of the site, with Market Place south of Winchester House.

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

Winchester House has been included in outline planning permissions for comprehensive redevelopment of the town centre.

04/01129/OUT

Outline application (including partial siting and means of access) for the demolition of buildings and redevelopment within Bracknell Town Centre for a mix of uses including retail use, food and drink uses, leisure uses, residential accommodation, business uses, police station, magistrates court, British Legion building, civic facilities including library and Council offices, community health centre, hotels, education facilities, energy centre, new bus station, car parking spaces, new means of access, public open space, associated servicing, highway works and integrated transport measures, landscaping and improvements to the public realm.

Approved 21.12.2006

07/00623/OUT

Section 73 to allow demolition of buildings and redevelopment within Bracknell Town Centre for a mix of uses including retail use, food and drink uses, leisure uses, residential accommodation, business uses, police station, magistrates court, British Legion building, civic facilities including library and Council offices, community health centre, hotels, education facilities, energy centre, new bus station, car parking spaces, new means of access, public open space, associated servicing, highway works and integrated transport measures, landscaping and improvements to the public realm, without compliance with conditions 1, 2, 6, 9, 13, 19, 27, 37, 38, 39, 40, 41, 42, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 58, 63 and 67 of outline planning permission 04/01129/OUT.

Note for Clarification: Application 10/00434/EXT is an extension of the time limit to implement existing planning permission (07/00623/OUT) and an existing Listed Building Consent (04/01130/LB).

Approved 9.11.2007

10/00434/EXT

Demolition of buildings and redevelopment within Bracknell Town Centre for a mix of uses including retail use, food and drink uses, leisure uses, residential accommodation, business uses, police station, magistrates court, British Legion building, civic facilities including library and Council offices, community health centre, hotels, education facilities, energy centre, new bus station, car parking spaces, new means of access, public open space, associated servicing, highway works and integrated transport measures, landscaping and improvements to the public realm without compliance with conditions 1, 2, 6, 9, 13, 19, 27, 37, 38, 39, 40, 41, 42, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 58, 63 and 67 of outline planning permission 04/01129/OUT.

Application for listed building consent for removal of modern wall which is attached to an old wall which forms part of the Old Manor Public House. (Works required to allow the comprehensive redevelopment of Bracknell Town Centre.)

Note for Clarification: This application is an extension of the time limit to implement an existing planning permission (07/00623/OUT) and an existing Listed Building Consent (04/01130/LB).

Approved 26.11.10

12/00308/FUL

Full application for the redevelopment of the site with 19 storey building accommodating 311 no. flats (94no. 1 bedroom, 186no. 2 bedroom and 31no. 3 bedroom) with ground floor cafe/retail (484 sq m) and gym/fitness (1105 sq m) space, cycle and disabled parking and plant at basement level, landscaping and open space. The application was deemed refused on 3.10.12.

01/00868/FUL

Redevelopment of existing building to provide a 17 storey mixed use building for 22649 sq m Class B1 (Business) use, 1469 sq m Class A1 (Retail) use, 191 sq m Class A3 (Food and Drink) use, 2416 sq m Class D2 (Assembly and Leisure) use and 5924 sq m Class C3 (Dwellings) use (42 units) together with ancillary car parking (5 spaces) and landscaping and demolition of bridge link to Imation House.

Approved 12.11.01

02/01062

Renewal of planning permission 622363 for the erection of new plant room, office space (820 sq m), viewing gallery and mast on roof, extension to form new staircase on western elevation, erection of new entrance canopy on south elevation and changes to the external appearance of the building including recladding of the building for a further period of five years.

Refused 1.10.02

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

This is a reserved matters application pursuant to outline planning permission 12/00476/OUT to approve details of design, access, appearance, landscaping, layout and scale to provide 363 sq.m. A1 retail, 436 sq.m. A3 and 825 sq.m. Class, D2 gym floorspace at ground floor level and 311 residential units, car parking, new public realm, landscaping and highway works.

The building is proposed to have 19 storeys at its highest point, reducing down to 16 storeys in the west part of the building towards Skimped Hill

The building has been designed as nine vertical blocks of varying heights shaped to give a curved building. The ground floor of the building will be in café/retail/gym use.

The elevations on the ground floor show glazed frontages. At the eastern corner of the building, a paved area to accommodate seating outside the proposed restaurant is shown, with paving continuing along the southern frontage of the building giving access around the building from the entrance in the centre of the southern elevation to the pedestrian route from the building to Skimped Hill Lane car park west of the building. Car parking is proposed to serve the building in the Skimped Hill Lane car park. A pedestrian route at ground floor level is to be formed through the building to give access from Market Square to Bond Way.

The main north and south facades of the building are designed as a series of vertical panels framing double height glazing panels. The vertical panels are constructed of two materials, a pale-coloured prefabricated concrete with a warm coloured metal or prefabricated concrete inlay surface. This will give the appearance of a two-tone effect when moving around the building. Clear balcony balustrades will be provided between the panels. On the east and west sides, elevations are simpler and comprise pale-coloured prefabricated concrete and glazing.

Roof gardens will be provided on top of the vertical blocks.

Vehicular access to the building will be from a proposed one-way road layout with access from Bond Way and egress onto Skimped Hill Lane. A car ramp gives access down into the basement where cycle parking, disabled parking and refuse storage and plant areas are shown.

A drop-off facility is provided on the access road on the north-west edge of the building to allow refuse vehicles and other large delivery vehicles to park clear of the access road.

## **5. REPRESENTATIONS RECEIVED**

Four letters of objection have been received raising the following material considerations;

- Inadequate car parking has been provided for the development
- Provision should be made for an indoor market
- Design is of poor quality. Building should pay regard to the Waitrose store opposite the site.

In addition two letters have been received supporting the application on the basis that redevelopment is overdue as the current building is dilapidated and will not reflect the regenerated town centre. Bracknell market should move to a new outdoor location.

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

### Bracknell Town Council

Has no objection to the proposal but has concerns over the proposed level of car parking and the lack of green space in the proposal.

### Berkshire Archaeology

Has no objection to the application.

### Thames Valley Police (Crime Prevention Design Adviser[B3])

### Comments on various aspects of the application as follows:-

- Basement parking: No details have been submitted regarding CCTV and access control. Full shutters or gates should be used to secure the basement car park. Access control to residential areas should be planned to include video/visual recognition rather than relying on a concierge. (Officer note: This matter is covered by a condition)
- CCTV system should be provided.
- The off-site multi-storey car park to be used for residential parking for the application site should be improved and maintained to achieve safer Parking Award status (Officer note: Planning permission has been granted for refurbishment works to this car park.)
- Concerns raised over management of public/private land including the route under the building. (Officer note: The control of this route will be covered by a S106 Agreement attached to the outline planning permission 12/00476/OUT)
- Residential block to meet "Secured By Design" part 2 accreditation.

### Biodiversity Officer

The existing building has been used as a roosting and nesting site for Peregrine Falcons. Mitigation for the loss of this roosting and nesting resource must be provided through the provision of alternative nesting sites while demolition and construction of the building takes place. In addition, nesting provision must be made on the new building and should be set out in a detailed mitigation strategy.

### Highway Officer

No objection. Comments included in report.

## **7. DEVELOPMENT PLAN**

The Development Plan includes the following:-

- Policy NRM6 of the South East Plan (May 2009)
- Core Strategy Development Plan Document (February 2008) (CSDPD)
- Site Allocations Local Plan (July 2013) (SALP)
- Bracknell Forest Borough Local Plan (January 2002) (BFBLP)
- 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 reflect the presumption in favour of sustainable development contained in the NPPF.

The amount of development in the outline planning permission is controlled by condition 09 of 12/00476/OUT which requires any application for reserved matters to accord with the schedule of floorspace and allocated uses in Schedule PA2H. Condition 06 requires

development to be carried out in accordance with approved parameter plans. The relevant approved parameter plan for the north-west development zone is parameter plan PP3G. This reserved matters application proposes the demolition of 24,000 sq.m. of B1 floorspace and the erection of 30,922 sq.m. of residential floorspace, 363 sq.m. A1 retail floorspace, 436 sq m A3 restaurant space and 825 sq.m. D2 gym use. The proposed floorspace is in accordance with both schedule PA2H and parameter plan PP3G and so is in compliance with the outline planning permission with regard to the provided floorspace.

The principle of the proposed development on this site has been accepted in the planning permission 12/00476/OUT, which included parameter plans indicating the siting and size of development on each development block within the town centre site. The approved parameter plan PP3G indicates that the north-west development zone that this reserved matters site falls within would be developed in a mix of retail, business, hotel, health centre, market, residential and leisure uses. This reserved matters site forms only part of the north-west development zone and floorspace not provided in this reserved matters application can be accommodated in other development blocks within the zone.

Parameter plan PP3G indicates that blocks NW3.1, NW3.2 and NW3.3 should be developed in a building with a height varying between 137.5m AOD maximum and 95.0 AOD minimum with the height of the building reducing down from west to east on parameter plan PP3G. The submitted details of the proposed building accord with the height shown on plan PP3G. The parameter plan also indicates that development blocks NW3.1, NW3.2 and NW3.3 should be developed as one building with staggered elevations so that NW3.1 is set back from NW3.2 and NW3.3 when viewed from Market Square. The submitted plans for this reserved matters application reflect the parameter plan in terms of height, size and massing of the building.

Conditions and S106 Agreement provisions attached to planning permission 12/00476/OUT apply to this reserved matters application. Details of siting and access were approved under the original outline planning permission. However, various conditions attached to that planning permission require details to be submitted for approval before development of a development zone, development phase or development block are commenced. Details of car parking within a development phase, including total number of parking spaces, pedestrian routes within the car park, disabled parking, means of control of access and egress and layout and operation of car parks are to be submitted to discharge condition 13 of planning permission 12/00476/OUT. Details have been submitted with this application of the car parking to serve the building.

Details of vehicular access to a development block are to be discharged under condition 18 of 12/00465/OUT. Details of servicing arrangements in accordance with the Servicing Strategy for the town centre, are to be submitted to discharge condition 22 of 12/00476/OUT. Although these details will not be discharged under this current reserved matters application, the relevant information has been submitted within the accompanying Transport Statement to inform the consideration of this application including the layout of the development and provision of servicing facilities.

[B4]

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

CSDPD Policies CS3 and CS7 refer to the need for proposals to provide high quality well designed environments and to build on local character. BFBLP 'saved' Policy EN20 sets out that development should be in sympathy with the appearance and character of the local environment and be appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views (all are considered to be consistent with the relevant core planning principles of the NPPF and Section 7 requiring

good design. However, in this instance, it needs to be remembered that the height and massing of the proposed building was considered as part of the outline planning permission 12/00476/OUT.

The building will act as a landmark for the North West gateway to the regenerated town centre. The outline planning permission provided for a tall building on this site to mark one of the principal routes into the town centre.

The building is shown as having variety in height and being slightly curved to frame the proposed public realm at Market Square. Proposals for the provision of enhanced public realm at Market Square have been submitted as a separate reserved matters application but this application provides for paved areas south of the building that will integrate into the adjoining public realm at Market Square.

The proposed pedestrian route through the building from Market Square to Bond Square also helps to reduce any potential barrier for pedestrians in travelling between the residential areas north of Millennium Way and Waitrose to the north of the site and Market Square and routes to Bracknell station and the Peel Centre in the south and west. The walkway will be 10m in width and will be lit. Display windows for the retail units in the building are shown along the side walls of the walkway. The walkway will be a clear and inviting pedestrian route and helps prevent the tall building being proposed acting as a barrier to pedestrians.

The ground floor units will be glazed to give active frontages around the building and are set back approximately 1m, with the higher floors of the building projecting over the retail/leisure uses.

The building will be viewed at street level by pedestrians and the combination of proposed ground floor uses, use of glazing and the setting back of the ground floor units creates a building that responds at street level. Together with the pedestrian route at ground floor level, these elements help create a building that will work at pedestrian level.

Along the north boundary of the site, the car ramp into the basement area and retaining wall along Bond Way will be visible. The paving around the building also accommodates ventilation grids to the basement along part of this frontage. Although there are few opportunities to screen these features, the proposed gym at this point of the building gives activity at ground level and the proposed public realm at Bond Square east of the building, with landscaping and tree planting, will allow some softening of the views into the town centre from Bond Way.

The shape of the building and variations in height are considered to help to reduce the massing of the building and create interest when viewed from a distance. Currently the building is a solid rectangular building that dominates the skyline in this part of the town centre. The shape and massing of the building will result in a building that is less dominant and of greater visual interest.

The proposed materials to be used on the building are considered to be appropriate as part of the town centre regeneration. The use of vertical panels with a variety of tone of materials will help to prevent the appearance of a tall and solid building and give variety when the building is viewed from different directions. Two colours are used in the panels, shown indicatively on submitted plans as being brown and cream in tone.

Public realm is shown on the southern side of the building, where the area will be read in conjunction with the proposed public realm at Market Square. The area east of the building is shown as an opportunity for outdoor seating to serve the proposed restaurant. This area will link in to public realm being provided at Bond Square as part of the Northern Retail

Quarter and will also link through to proposed public realm at Market Square. Details of the materials to be used to create the public realm and any street furniture and lighting will be subject to a condition requiring further submission of details before construction takes place. As part of the Development Agreement which accompanied the outline planning permission, a Public Realm Design Strategy has been prepared and is at an advanced stage of agreement between Bracknell Forest Council and BRP as the major landowner within Bracknell town centre. The Strategy seeks to ensure a consistent approach is taken to public realm throughout the town centre, to include matters such as paving materials, street furniture, landscaping and public art. A Landscape Strategy was also approved under the previous outline planning permission 07/00623/OUT which establishes landscape principles and species to be used throughout the town centre as a whole.

Overall it is considered that the proposed building and associated changes to the public realm 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 CS3 and CS7 have been complied with.

## **10. RESIDENTIAL AMENITY**

'Saved' 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 approach taken in Section 7 of the NPPF which is concerned with good design..

The closest residential properties to the site are in Fowlers Lane, Binfield Road and Albert Road, across Millennium Way. Within the town centre, Ferriby Court is in residential use. Any impact on residents will be from longer distance views of the building. The principle of a building of the proposed height in residential use has been accepted in the outline planning permission. The volume of residential and other uses in this building are considered to be appropriate within a town centre. The proposed design will be less obtrusive when viewed from the distance than the existing building as a result of the variations in height and the overall shape of the building. It is therefore concluded that the impact on residential amenity associated with this application is acceptable and that the requirements of the specified Development Plan policy are met.

## **11. TRANSPORT IMPLICATIONS**

'Saved' BFBLP 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 principles and more detailed considerations in Section 4 of the NPPF which deals with sustainable transport.

### Access:

Access to the site is from the Bond Way with egress onto Skimped Hill Lane and a one-way road system through the site. Details of the access road are subject to condition 18 of outline planning permission 12/00476/OUT, and a S278 Agreement will be required to secure the necessary highway works.

A Transport Statement has been submitted as part of this reserved matters application outlining access, servicing and parking arrangements.



## Parking

The basement area will provide 6 disabled parking spaces, together with cycle parking. Parking for residents will be in the Skimped Hill Lane multi-storey car park, where planning permission has been granted for the refurbishment of the car park (12/00309/FUL). A total of 350 parking spaces to serve the 311 residential units will be provided within Skimped Hill Lane car park, with access controlled through resident's parking permits. Car parking is to be provided at the ratio of 1.1 spaces per unit which slightly exceeds the town centre car parking standard of 0.9 contained in the Council's Parking Standards Supplementary Planning Document (July 2007).

The town centre car parking strategy for the outline planning permission did not rely on Skimped Hill Lane car park being refurbished and brought back into full use. The use of this car park to accommodate parking by residents of this reserved matters site will not therefore impact upon the town centre car parking strategy and capacity of town centre car parks.

A pedestrian route from the car park to the site will be provided and secured through a S278 Agreement.

No specific parking provision for the retail and gym uses is proposed. Users of these units will use town centre car parks.

## Vehicle Movements:

The floorspace proposed under this reserved matters application has been approved under the town centre outline planning permission and included within the Transport Assessment that accompanied that outline planning application. Trip rates to the building by service vehicles are in accordance with the town centre Servicing Strategy approved under the outline planning permission.

Subject to details being approved under the various safeguards already in place and the imposition of conditions, it is considered that the scheme is acceptable on highway and transport grounds and that the specified Development Plan policies have been covered.

## **12. BIODIVERSITY**

CSDPD Policies CS1 and CS7 and BFBLP 'saved' Policy EN20 encourage development to protect and enhance biodiversity. These policies are considered to be consistent with the NPPF's core planning principle concerning the natural environment and details contained in Section 11 dealing with enhancing the natural environment.

The application is accompanied by an Ecological Survey. The building is believed to have been a roosting and possible nesting site for Peregrine Falcons, which are listed on Schedule 1 of the Wildlife and Countryside Act 1981 which prohibits the intentional killing, injuring or taking of any wild bird and the taking, damaging or destroying of the nest or eggs. Appropriate mitigation is required both during the demolition and construction phases and within the proposed building for the loss of this roosting and nesting resource. New nesting provision should be provided off site during the demolition and construction phase, and on-site when the new building is constructed. The Ecological Survey makes reference to an off-site nesting platform to be provided prior to demolition and a Peregrine nesting provision on the new building. A condition will be required so that details of how mitigation measures will be secured are submitted and approved prior to demolition of the building.

Subject to the specified condition, it is considered that relevant criteria in the Development Plan policies have been met and that the proposal meets para 118 of the NPPF.

### **13. BRACKNELL MARKET**

The reserved matters do not include the provision of a market within the building. The approved parameter plan for the north-west development zone refers to space for a market being provided but do not specify if the market should be indoor or outdoor or require its provision within the replacement Winchester House building.

Market Square is a proposed area of public realm south of the building and a separate reserved matters application for this public realm (13/01065/REM) has been submitted. This submission indicates that sufficient space is available in Market Square for an outdoor market. This reserved matters application is currently outstanding.

### **14. CONCLUSIONS**

This application involves details for the development of Winchester House pursuant to outline planning permission 12/00476/OUT. That outline permission complies with national and local development planning policies to deliver a sustainable, comprehensive re-development and regeneration of Bracknell town centre. The reserved matters application is in conformity with approved parameter plans for the northwest development zone and details of scale, layout, appearance and landscaping are considered to be acceptable.

### **RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17.12.13 and 31.1.14 :-  
PA/102 Rev A  
PLA-001 Rev 01, PLA-002 Rev 01, PLA-003 Rev 01,  
PLA-201 Rev 01, PLA-202 Rev 01, PLA-203 Rev 01, PLA-501  
GA/201 Rev F, GA/202 Rev B,  
PLA-101 Rev 01, PLA-102 Rev 01, PLA-103 Rev 01, PLA-104 Rev 01, PLA-105 Rev  
01, PLA-106 Rev 01, PLA-107 Rev 01, PLA-108 Rev 01, PLA-109 Rev 01, PLA-110 Rev 01,  
PLA-111 Rev 01, PLA-252 Rev 01, PLA-251 Rev 01, PLA-112 Rev 01.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. Other than demolition, no development shall take place until details of the materials to be used in the construction of the external surfaces of the development 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]

03. The development shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interests of the amenity of neighbouring property and the character of the area.  
[Relevant Policies: BFBLP EN20 and EN25, Core Strategy DPD CS7]

04. Other than demolition, no works in connection with the construction of an area of public realm or public space shall be begun until details of the areas of public realm and public space have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:-

- a) Paving including pedestrian open spaces, paths, proposed materials and construction methods, cycle routes, car parks service yards,
- b) recycling/refuse or other storage units
- c) Layout of the public realm area
- d) Details of cycle parking.

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]

05. No construction shall take place before details have been submitted to and approved by the Local Planning Authority in writing for the ongoing management of the car parking area to serve the development covering management of the entry and exit barrier control equipment, details of any CCTV system to be operated within the car parking areas and details of any shutter doors to be operated at the entrance to the car park. Once approved the details shall be implemented.

REASON: In the interests of the accessibility and safety of the car park users.

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

06. The development hereby permitted shall not be begun until a measured survey of the site and a plan prepared to a scale not less than 1:500 showing details of existing and intended finished ground floor levels has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the building.

REASON: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

07. The development hereby permitted (including site clearance and demolition) shall not be begun until: details of mitigation measures outlined in the AAe follow up Ecological Survey (13 November 2013) have been submitted to and approved by the Local Planning Authority. The approved measures shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy CS1]

08. No residential unit shall be occupied until a communal door access control system incorporating audible and visual verification has been provided in accordance with details to be submitted to and approved by the Local Planning Authority. The approved control system shall thereafter be retained.

REASON: In the interests of the safety and amenity of future occupiers of the development.

[Relevant Policies: CSDPD 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. The applicant should be aware of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.

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)