

Unrestricted Report

ITEM NO: 6

Application No.
13/01072/OUT
Site Address:

Ward:
Binfield With Warfield

Date Registered:
8 January 2014

Target Decision Date:
9 April 2014

Farley Hall London Road Binfield Bracknell Berkshire

Proposal:

Outline application for erection of 67no. two bedroom and 6no. 1 bedroom apartments in 2no. four-storey blocks together with revised vehicular access on to London Road, parking and landscaping following demolition of existing building.

Applicant:

Mr Robin Dorrان

Agent:

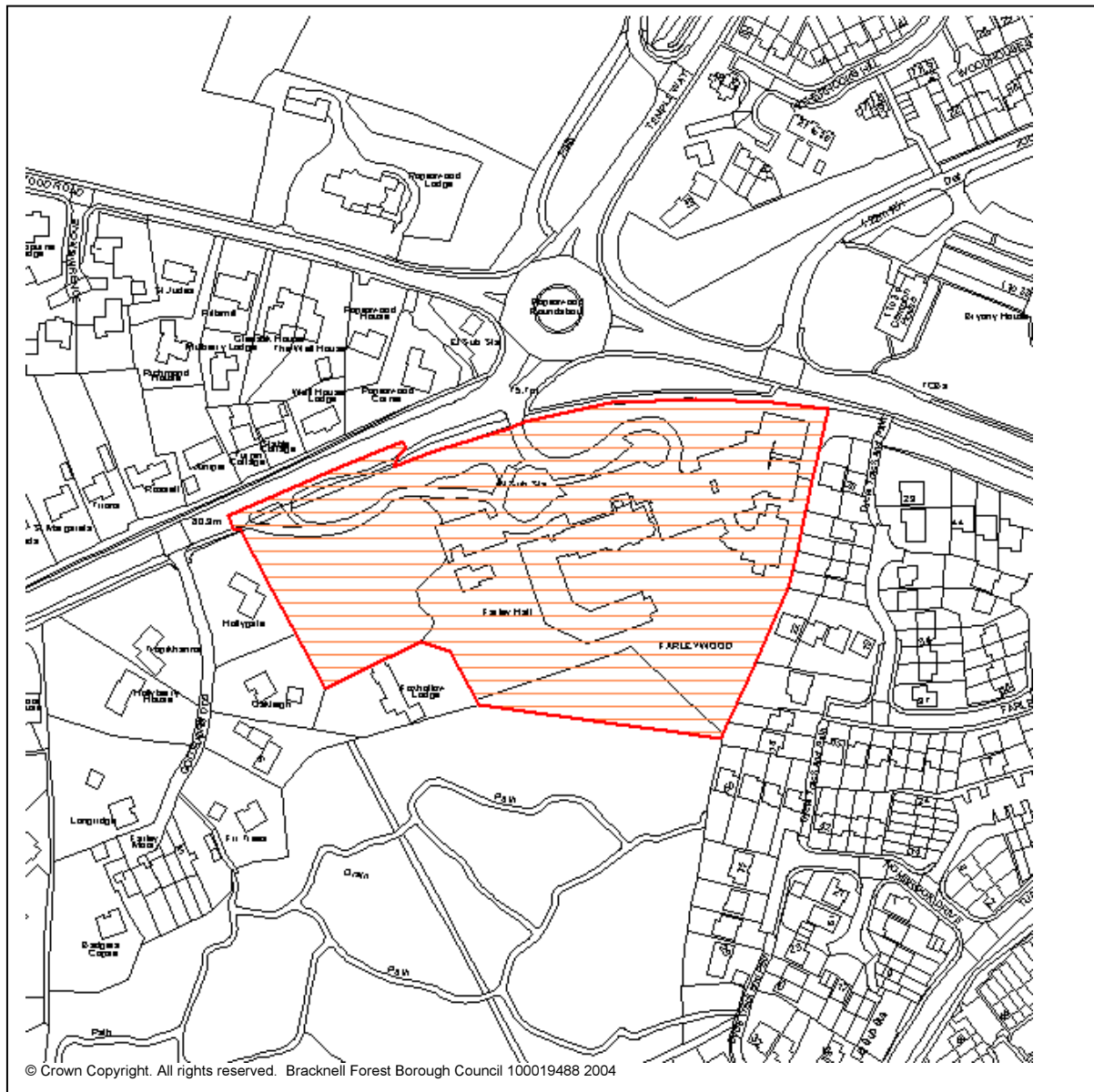
Boyer Planning Ltd

Case Officer:

Simon Roskilly, 01344 352000

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 has been reported to the Planning Committee as more than 3 letters of objection have been received.

2. SITE DESCRIPTION

The site is located 2.4km north-west of Bracknell town centre, on the south side of London Road (B3408). The site is bounded to the east by two-storey detached and semi-detached properties at Farley Copse and to the west by large detached properties set in extensive wooded grounds at Golden Orb Wood. An area of public open space, known as Farley Copse is located to the south.

The site extends to an area of 2.3ha and slopes downwards from north to south and west to east. It currently accommodates office buildings which were last occupied in 2008, associated parking areas and large areas of woodland and parkland comprising numerous individual mature trees set within former amenity lawns.

The site boundaries are generally well-screened with mature trees and other vegetation. However there is a gap in the boundary screening adjacent to Foxhollow Lodge on the western boundary where clear views can be obtained of that property from the site.

During the winter months the site, its associated building and protected trees can be seen through gaps in the northern tree-lined boundary.

The site has two areas of Ancient Woodland, one being a swathe of woodland to the north of the site of which three existing access roads cut through; and the second being an area to the south of the site that links with Farley Copse.

Woodland north and west of the existing building is covered by an area TPO 126. There are also individual protected trees that are located close to the existing parking area east of the building, as well as one TPO at the western entrance onto London Road and one located within the south east corner of the site.

3. RELEVANT SITE HISTORY

Farley Hall is an Edwardian building which has been significantly extended on its southern and western sides. It has been in office use since 1950. There have been a number of extensions to the building since that time, of most significance is a three-storey extension approved in 1985.

Prior Approval was granted for the demolition of the existing buildings in 2012.

An application (13/00361/FUL) for 65 dwellings, comprising 12 no. 4 bedroom and 17 no. 3 bedroom houses and 21 no. 2 bedroom and 15 no. 1 bedroom flats, with revised access onto London Road and associated parking and landscaping following demolition of existing offices was refused in August 2013.

Application (13/01070/FUL) for the erection of 51 dwellings comprising 12 no. 1 bedroom apartments, 15 no. 2 bedroom apartments, 11 no. 3 bedroom houses and 13 no. four bedroom houses with car parking and bike storage with revised vehicular access on to London Road and associated landscaping following demolition of existing building. This

application was refused in May 2014. The reasons for refusal included (in summary form) the following:-

- The scheme proposed 20% fewer dwellings than the estimate contained in the Site Allocation Local Plan (SALP) site. The proposal would therefore not optimise the potential of the site to accommodate development and would increase pressures to release land for development in less suitable locations;
- the proposed development would result in the loss of, or damage to, important assets including ancient woodland and a number of protected category A and B trees and established boundary screening;
- the proposed development did not demonstrate that it protects and enhances biodiversity.

4. THE PROPOSAL

This is an outline application for the demolition of the existing buildings on the site and the erection of 2no. part 3 storey/part 4 storey buildings containing 73 flats (67no. 2 bed and 6no. 1 bed), along with associated bin/cycle stores. Details of layout, scale, access and landscaping are submitted for approval with appearance being the only matter to be the subject of subsequent consideration through the submission of a reserved matters application.

The proposal also includes the replacement of the three existing access points with a new single vehicular access onto London Road, together with a pedestrian/cycle/emergency access on to London Road and a separate pedestrian access in the north-eastern corner of the site also onto London Road.

The proposed layout is basically a cul-de sac development with a single vehicular access point from London Road. The main access road forms a loop around a central parking area that also includes pedestrian paths and landscaping. Further parking provision both east and west of the buildings can be accessed under both the flat blocks.

The built development would occupy the central part of the site with the majority of it located on existing areas of both built form and/or hardstanding. To the north of the site, both the northern elevations of the two blocks would look out onto an area of Ancient Woodland lying to the south of London Road. The southern elevations of the two blocks would look out over the existing and proposed open space towards Farley Copse.

The two buildings would be predominately 4 storey in height with elements on the western block facing towards Foxhollow Lodge and elements on the eastern block facing north being 3 storey. The maximum height of the proposed buildings would be approximately 13 metres, 1 metre higher than the existing building at its highest point but 2 metres lower than original plans submitted showing a 4 storey building with a pitched roof.

The proposal would result in some tree loss, including one mature Oak lying close to the south west corner of the existing building. The scheme does allow, however, for the retention of three Oak trees on the eastern part of the site which were shown to be removed under application 13/01070/FUL. These three trees are considered to play a particularly important role in the visual amenity of the site and their loss was one of the reasons for refusing that application. Tree issues are discussed further in section 9 below.

The proposal is the subject of amended plans and documents that the applicant has submitted in order to address concerns raised during the course of its consideration, regarding neighbouring amenity, access, impact upon the ancient woodland and the illustrative design of the buildings. The following assessment takes these amended plans into

consideration and refers to them where necessary. The amended plans have been the subject of further consultation with adjoining properties and Binfield Parish Council.

5. REPRESENTATIONS RECEIVED

6no. letters of objection were received objecting for the following reasons:-

- Fencing may involve land outside of the site [Officer Comment: this is not the case]
- Mature protected trees will be damaged and/or removed. They need to be retained and protected. [Officer Comment: With the exception of the Oak tree referred to above all trees considered to make a significant contribution to the character and appearance of the area will be retained. Some trees not considered significant will be lost. However it is recommended that a Woodland Management Plan be secured by condition which will provide for tree cover on the site to be better managed in association with the proposed development. Some areas of existing hardstanding that will be removed thereby reducing pressure on existing wooded areas]
- Loss of privacy to Foxhollow Lodge and other adjoining properties. [Officer Comment: The scheme has been amended so that the part of the proposed flats building closest to Foxhollow Lodge will be 3 (not 4) storey in height and the illustrative elevations show fenestration designed to accord with Council guidelines relating to overlooking/loss of privacy (this is a matter which would be finalised at the reserved matters stage if this application is approved). The parking closest to the boundary with Foxhollow Lodge has also been amended to reduce possible disturbance]
- Impact upon daylighting due to height of the proposed building over the existing building. [Officer Comment: The proposed buildings would have a maximum height 1m higher than the buildings that currently exists. However they are considered to be located at an adequate distance from neighbouring properties so that they would not materially affect levels of daylight reaching nearby dwellings.]
- Flatted development not in-keeping with the character of the area. [Officer Comment: There are examples of flatted development in the area with one example (Bryony House, Jocks Lane) located north-east of the site on the opposite side of the roundabout, being 6 storeys high.]
- Additional pressure on infrastructure. [Officer Comment: Contributions will be sought where necessary and secured by a S106 agreement to mitigate added pressure on infrastructure and the Thames Basin Heaths SPA.]
- Destruction of healthy wildlife and associated habitat. [Officer Comment: Ecological reports have been submitted addressing issues such as Bats, Badgers and the Ancient Woodland. Any mitigation required can be secured by condition/obligation]
- Deterioration and/or loss of Ancient Woodland. [Officer Comment: The proposal will result in an impact upon the Ancient Woodland and other trees on site. However the majority of the proposal will be located within areas of built form and/or hardstanding that already exist. As noted above the scheme provides the opportunity to secure a Woodland Management Plan, along with the replacement of some existing hardstanding with landscaping to provide a biodiversity benefit. The site has been allocated through the SALP for residential development and therefore development on site with a suitable access has already been accepted. It is considered that the benefits to biodiversity noted above together with the need to provide housing outweighs the limited harm that may occur]

- Concerns regarding drainage/groundwater flow. [Officer Comment: These issues have been assessed and covered by the Council's Drainage Officer which also involved consultation with the Environment Agency]
- Increase in lighting. [Officer Comment: The proposal would require a level of external lighting and internal lighting within the blocks. As the site has been allocated for development in the SALP a level of lighting would be required in-order to provide a safe environment to live in. However any requirements for external lighting will be conditioned to be submitted to and approved by the Local Planning Authority which would involve consultation with the Council's Biodiversity Officer.]
- Increase in traffic and on-site parking is inadequate. [Officer Comment: This is considered in Section 12 below. An assessment as to whether any highway mitigation is required has been made by the Council's Transportation Officer. On-site parking is proposed in line with the Council's parking standards]
- Access to the site unsafe. [Officer Comment: Access to the site is considered by the Council's Transportation Officer to be safe and acceptable, see Section 12 below]
- Noise and disturbance [Officer Comment: Conditions can be used to minimise noise and disturbance during the demolition/construction phase. It is not considered that the development, once built and occupied, would give rise to unacceptable levels of disturbance from noise]
- Increase in levels of crime. [Officer Comment: There is no reason to believe that the proposed development would lead to this.]

Comments received following the receipt of amended plans that raise new issues:-

- Noise from under building parking access would disturb new residents [Officer Comment: Flats would have to be built to a standard that would address any external noise implications.]
- Parking provision too far for people to walk. [Officer Comment: The proposed scheme is considered to provide an acceptable balance between providing adequate, accessible on-site parking and at the same time respecting site constraints.]
- Parking on the eastern side of the site would affect residential amenity at Farley Copse. [Officer Comments: Parking for flats that is to be located to the east of the site would be predominately located on existing car parking hardstanding. Car parking in this location is not considered to result in a significant impact upon residential amenity at Farley Copse.]
- Existing tree boundary shrubs and trees to be retained. [Officer Comment: There is no intention to take away existing screening along the site boundary with properties in Farley Copse.]

At the time of writing this report letters of objection has been received from 7 addresses.

6. SUMMARY OF CONSULTATION RESPONSES

Binfield Parish Council

Previous comments:-

Recommend refusal,

1. The revised details of the layout plan do not address the Council's fundamental concerns about this application.
2. Four storey blocks are completely out of keeping with surrounding area. A mixed housing development would fit better.
3. A left and right turn junction on to the London Road, a main arterial road into and out of Bracknell will cause congestion throughout day and particularly at peak times.
4. A left only turn will force driver into a long detour to get to the roundabout.
5. The council would be in favour of an entry and exit directly into the roundabout

Comments following the receipt of the most up to date amendments:-

The parish council recognise and support the proposed amendments incorporated by the applicant. However, the parish council wish to re-iterate their previous comments that they hold a very strong preference for the alternative plan presented to them that was a mixed housing solution without the four storey buildings.

Environmental Health

The proposal is likely to cause elevated noise levels during the development phase. Therefore if approved the application should be the subject of suitable mitigating conditions.

Transportation Officer

No objection to the application as amended subject to conditions.

Biodiversity Officer

The Council's Biodiversity Officer has accepted that in the interests of delivering housing on an allocated site there will be some harm to the Ancient Woodland. It is accepted that this scheme is the least harmful and provides benefits, for example, the removal of some hardstanding and the chance to secure a Woodland Management Plan that does not currently exist. Conditions are suggested to accompany any permission regarding a wildlife protection plan, habitat/creation/restoration and management plan, lighting to be agreed and bird nesting season restrictions on development.

Tree Officer

Comments incorporated in report.

Landscape Officer

Recommends imposition of a condition to secure appropriate landscaping.

Waste and Recycling Officer

A condition can be placed on the consent requesting that the internal road be either adopted or built to adoptable standards so that the refuse vehicles will be able to serve the whole site as necessary.

Crime Prevention Design Advisor (Thames Valley Police)

- Connection through the development to south of development site: Is there public access through the site? [Officer Comment: There will be no through public access across the site]

- Bin Store and Cycle store accessed via drive-under. For both blocks there is a drive-under, which gives access for rear parking. In these two drive-under's there is access given to a bin store and large cycle store. Can these accesses be altered so they are not within the drive-under, but to the front/rear face, so there is more natural surveillance? [Officer Comment: The site is to have no public access through and therefore having the bin stores shown the way they are is not considered a problem]

Royal Berkshire Fire and Rescue

Suggested informative regarding private fire hydrants and gate opening for emergencies.

Environment Agency

In order for the development to be acceptable in flood risk terms we would advise the following:

Surface water runoff should not increase flood risk to the development or third parties. This should be done by using Sustainable Drainage Systems (SuDS) to attenuate to at least pre-development runoff rates and volumes or where possible achieving betterment in the surface water runoff regime. (The applicant should contact Local Authority Drainage Departments where relevant for information on surface water flooding.)

An allowance for climate change needs to be incorporated, which means adding an extra amount to peak rainfall (20% for commercial development, 30% for residential). See Table 5 of Technical Guidance for NPPF.

The residual risk of flooding needs to be addressed should any drainage features fail or if they are subjected to an extreme flood event. Overland flow routes should not put people and property at unacceptable risk. This could include measures to manage residual risk such as raising ground or floor levels where appropriate.

We recommend that you liaise with your Land Drainage Engineer if you have any additional queries in respect of surface water. *[Officer comment: The Council's drainage officer was consulted and is satisfied with the foul water drainage proposals however further information is sought through the inclusion of conditions on surface water drainage and appropriate SuDS.]*

Berks, Bucks & Oxon Wildlife Trust

Objection to the proposal for the following reasons:-

Loss and deterioration of Ancient Woodland and Habitat of Principle Importance and insufficient mitigation measures provided to ensure that the natural environment is enhanced - contrary to the National Planning Policy Framework (March 2012) and the Natural Environment and Rural Communities Act 2006. [Officer Comment: This has been addressed in section 10 Biodiversity.]

7. DEVELOPMENT PLAN

The Development Plan includes the following:-

- Policy NRM6 of the South East Plan (SEP) (May 2009)
- Core Strategy DPD (CS) (February 2008)
- Site Allocations Local Plan (SALP) (July 2013)
- Bracknell Forest Borough Local Plan (BFBLP) (January 2002)

8. PRINCIPLE OF DEVELOPMENT

Policy CP1 of the SALP advocates a positive approach to considering development proposals.

The site is allocated for housing in the SALP. As it constitutes a previously developed site within the defined settlement, it is listed in Policy SA1.

The application site is estimated as having a capacity for 65 dwellings in the SALP and therefore forms part of the Council's provision to meet its overall housing requirement set out in CS Policy CS15. It also forms part of the 5 year housing land supply. The SALP makes it clear that the estimated capacity is subjected to a list of requirements derived from site constraints.

The application scheme proposes 8 additional units over that of the estimate contained in the SALP. The number of units is considered consistent with SALP Policy SA1 in so far as it delivers the housing numbers that are required.

This was not the case with the previous scheme (13/01070/FUL) that sought to provide 51 units instead of 65, 20% lower than the estimated capacity. Even though the previous scheme provided a lower number of units its spread due to the form of development did not fit well with the site constraints including Ancient Woodland and protected trees.

The current scheme provides an appropriate number of dwellings in the form of a flatted development that better fits and respects the site constraints as envisaged by SALP.

CS Policy CS16 requires a range of housing types, sizes and tenures. The scheme would provide predominately 2no. bed units. This is considered acceptable in view of the nature of the site and the fact there are other allocated sites in the locality that can provide larger units.

It is therefore considered to be acceptable in principle.

Detailed matters are considered below.

9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

The NPPF at paragraphs 56 and 57 confirms that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. It is therefore important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

CS Policy CS7 and saved BFBLP Policy EN20 set out various design considerations to be taken into account in new development. Policy CS7 requires a high quality of design which builds on local character and respects local patterns of development. Of particular relevance to the current application is that it expects development proposals to promote safe communities; enhance the landscape and promote biodiversity; aid movement through accessibility, connectivity, permeability and legibility and to provide high quality useable open spaces and public realm. Saved BFBLP Policy EN20 requires that the development be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting, both within itself and in relation to adjoining buildings, spaces and views. Proviso (ii) seeks the retention of beneficial landscape or

ecological features. Proviso (iii) seeks to ensure that the design promotes, or creates local character and a sense of local identity. Proviso (vi) seeks to avoid the loss of natural features such as trees.

Saved BFBLP Policy EN1 seeks to prevent the loss of trees which are important to the retention of, inter alia, the character and appearance of the landscape or townscape.

These policies are considered to have significant weight, as they are consistent with sections 7 & 11 of the NPPF.

The elements of these policies that have been highlighted above are picked up in the assessment below.

(i) Trees and landscaping

The proposal would result in the loss of some trees on the site including the mature Oak tree located close to the south west corner of the existing building referred to above. In order to provide a safe vehicular access to serve the development some trees within the Ancient Woodland would also have to be removed (see Section 10 below).

The loss of these trees has to be weighed against the need to provide housing in accordance with the development plan and the NPPF. Because of other constraints on the site - principally the Ancient Woodland and its buffer - and the need to respect the amenity of those living next to the site the developable area is constrained. Retention of the Oak tree referred to would make it impracticable to meet the estimated capacity of the site contained in the SALP without building above four storeys which raises viability issues for developers, as well as possible design issues. All of the three recent applications for residential development on the site, including those proposing houses as well as flats, have shown the tree to be removed.

There are many trees on the site, however, and the application as amended plans show all the other trees considered to make a significant contribution to the character and appearance of the site to be retained. This will both enhance the look of the development within the site and also help to maintain screening and softening with London Road.

A group of Oak trees lying to the east of the eastern flat block, which as stated above were shown to be removed in the recently refused mixed housing/flats proposal (application 13/01070/FUL) would be retained. Car parking is shown within their root protection zone but parking already exists in this location and the proposed parking can utilise the existing hardstanding thus avoiding harm to the trees.

The applicant has submitted a framework for a Woodland Management Plan. As well as benefiting the biodiversity value of the Ancient Woodland, this plan would also provide an agreed methodology on how trees and vegetation on site will be maintained. This would help to maintain the local character and appearance of the site in the future if the planning application is approved and implemented.

As part of the proposal existing hardstanding would also be removed allowing currently fragmented parts of the Ancient Woodland to be consolidated (see Section 10 below).

The amended scheme is considered to provide an acceptable balance between retaining trees considered important to the character and appearance of the site whilst allowing a site that has been allocated for housing to be delivered.

Landscaping:

The applicant has submitted a Landscape Strategy that seeks to achieve the following:-

- Maintain mature woodland both to the north and south of the site.
- Retain trees considered important to the character and appearance of the site.
- Provide soft landscaping around buildings and parking areas.
- Provide suitable hard landscaping for example parking areas.
- Suitable areas to accommodate on-site public open space.
- Suitable pedestrian access into and within the site

The Landscape Strategy is considered to be acceptable but more detail is required concerning the proposed planting. A condition is recommended to be imposed to secure this additional information.

Therefore subject to suitable conditions and satisfactory plans the proposal would comply with saved BFBLP Policy EN1, Saved BFBLP Policy EN20 and CSDPD Policy CS7 and the NPPF.

(ii) External appearance of the dwellings

Although the submission seeks outline planning permission with appearance being the only reserved matter, illustrative drawings have been submitted and therefore it is considered appropriate to appraise them.

The elevations show a predominantly 4 storey flatted development with 3 storey elements. The buildings would be flat roofed with a maximum height of 13m, 1m higher than the highest part of the existing building and 2m lower than the original illustrative plans showing a pitched roof design.

The illustrative elevations provide a variation in height breaking up the massing of the buildings and stepping them down from north to south. This has also been complemented through the use of materials, with white render and red brick giving a vertical emphasis where required. The design is considered to take note of the external appearance of the existing buildings on the site through the proposed materials yet providing a contemporary twist.

Overall it is considered that the illustrative elevation drawings help demonstrate that a three/four storey flatted development would be appropriate in this spacious parkland/woodland setting. Views from around the site are filtered by tree/vegetation, with the site sloping south so that the buildings would not appear unduly visually prominent when viewed from London Road.

Final details of external appearance, comprising detailed architectural design and materials to be used for external surfaces, would be determined through the submission of a reserved matters application.

(iii) Site layout

The proposed development seeks to provide the majority of the hardstanding and built form on existing hardstanding or where the existing buildings are currently located. The exceptions to this are the new access and the car parking located west of the western block.

The applicant has limited encroachment into the existing open space to a minimum. This was not the case with the previous schemes that showed a larger spread of development outside the existing hardstanding and the built envelope of the existing buildings.

The layout of the site allows the retention of most of the screening along the boundaries and retains more trees that are protected within the site than the previous mixed housing/flats schemes.

Therefore subject to suitable landscaping as mentioned above and an adequate Woodland Management Strategy, the layout of the site is considered to be in context with the site's surroundings and therefore not out of character.

(v) Conclusion on the issue of impact upon character and appearance

The proposal, with suitable conditions securing amongst other things a Woodland Management Plan is considered to provide a development that would be acceptable in terms of its impact upon the character and appearance of both the site and the surrounding area. As such the proposal is considered to comply with BFBLP Policies EN1 and EN20 and CSDPD Policy CS7 and the NPPF.

10. BIODIVERSITY

Section 11 of the NPPF seeks to conserve and enhance the natural environment and in doing so requires the planning system to contribute to and enhance the natural and local environment in a number of ways. This includes recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 118 states the following:- 'When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity'.

Policy CS1 of the CSDPD seeks to protect and enhance the quality of natural resources including biodiversity. Policy CS7 also requires the design of new development to enhance and promote biodiversity. These policies are consistent with the NPPF.

Ancient Woodland

i) Ancient woodland in England is defined as an area that has been wooded continuously since at least 1600 AD.

ii) The site contains two areas of Ancient Woodland.

- The first running from the western boundary of the site across the north of the site ending approximately 75m from the eastern boundary with Farley Copse.
- The second strip is located within the southern part of the site.

iii) Standing advice from Natural England states that:-

- development must be kept as far as possible from ancient woodland, with a buffer area maintained between the ancient woodland and any development boundary. An appropriate buffer area will depend on the local circumstances and the type of development. In a planning case in West Sussex the Secretary of State supported the arguments for a 15m buffer around the affected ancient woodland, but larger buffers may be required, and

- the permanent retention of buffer zones must be secured as part of the planning permission. These should be allowed to develop into semi-natural habitat.

On the Farley Hall site, existing buildings and hardstanding already intrude the buffer areas for both the areas of Ancient Woodland. The biggest impact to this Ancient Woodland associated with the current application results from the formation of the new vehicular access onto London Road opposite Well House Lodge. However this has to be seen in the context

that the site has been allocated for residential development and therefore a safe access would have to be provided for any scheme.

With the provision of this new access, two existing access points, and an associated length of road lying within Ancient Woodland on the western part of the site can be broken up and replanted. This will be of benefit in allowing a fragmented area of woodland to be consolidated.

Elsewhere on the northern part of the site a large amount of existing hardstanding within the 15m buffer would be removed and replanted, also benefitting the Ancient Woodland. These improvements need to be weighed against the impact of the new access.

Where the new buildings would intrude into the 15m buffer they would do so on either existing hardstanding or where an existing building is located. The application has been amended to remove a bin store within the buffer to the north and the northern element of the eastern block has been relocated so that it lies on existing hardstanding. Some proposed parking has also been removed from the 15m buffer zone

The majority of the car parking proposed to the east of the site falls on existing hardstanding which is to remain. Parking shown to the west of the western block will generally not be located on existing hardstanding however it will be located outside the 15m Ancient Woodland buffer.

The previous scheme for a mixed development of flats and houses (13/01070/FUL) showed altogether a greater amount of hardstanding and built-form located within the 15m buffer with some sections of the buffer almost totally compromised. It also sought to remove protected trees considered important to the character and appearance of the site.

The applicant has also now submitted an Ancient Woodland Management Prescriptions note showing the intention to agree an on-site management plan for the Ancient Woodland on the site. This can be secured by condition.

To conclude it is acknowledged that the proposal does impact on Ancient Woodland on the site. However apart from the new access, areas of new built-form and parking if located within the 15m Ancient Woodland Buffer will be on either existing hardstanding and/or where current buildings are located. Any harm is considered to be offset by the amount of hardstanding that would be removed and the land reinstated as agreed, along with the provision of a satisfactory Woodland Management Plan.

Ecology

The applicant has submitted an ecology report confirming that the site contains 5 badger setts; however they are disused setts with active setts being off site. The Council's Biodiversity Officer did not dispute the findings of the report. The Officer suggested a condition be included requiring the submission of a construction environment management plan to ensure that both the ancient woodland and the badger setts are protected.

Regarding bats again the Council's Biodiversity Officer raised no concerns; however if following 2 years from the date of the ecological report surveying construction has not commenced, a revised ecological report would have to be submitted and approved by the Local Planning Authority.

Overall to conclude, with appropriate conditions, the proposal is considered to comply with both Policies CS1 and CS7 as overall it would enhance and safeguard the Ancient Woodland and the ecology of the site.

11. RESIDENTIAL AMENITY

Saved BFBLP Policy EN20 proviso (vii) seeks to prevent development that would adversely affect the amenity of surrounding properties. This is consistent with the NPPF.

(i) Impact upon the living conditions of adjoining properties

The new access, although providing an area of vehicular activity in a new location along London Road, would due to the current levels of activity and noise on London Road not result in any unacceptably adverse impacts upon the residential amenity regarding properties on the opposite side of London Road.

The property most likely to be affected by the proposed development is Foxhollow Lodge, Golden Orb Wood.

The scheme has been the subject of amended plans which seek to address previous concerns regarding the bulk and massing of the western flats building and its proximity to Foxhollow Lodge. The amended plans now show a 3 storey element a minimum of 19m from the boundary with Foxhollow Lodge and some 40m from its rear elevation. The Council's guidelines for such siting relationships are 15m and 30 m respectively. Illustrative elevation drawings submitted with the application, show that windows at second floor level could be obscure glazed and fixed shut so as to avoid any scope for overlooking. The proposed parking close to the boundary with Foxhollow Lodge has also been amended to move the closest spaces further from the property and provide more space for new landscaping.

It is considered that the scheme, as amended, would not result in any unacceptable impacts upon the living conditions of the occupants of Foxhollow Lodge.

Concerns have been expressed by the occupants of other adjoining properties about the possible impact of the proposed development. Given the significant distances involved, it is not considered that it would result in any unacceptable overlooking or visually overbearing impacts on these properties. Proposed car parking on the eastern part of the site is in very similar locations to existing parking associated with the previous office use on the site. It is not considered that it would have an unacceptably adverse impact on the living conditions of the occupants of nearby housing.

(ii) Living conditions of future residents

In terms of internal (proposed) residential amenity, it is not considered that the layout would result in any unacceptably adverse impacts.

The proposal would provide adequate on-site amenity space that could be used by the occupiers of the flats. This would take the form of open landscaped areas and existing Ancient Woodland of which the Landscape Strategy and Woodland Management Plan that is to be submitted would secure.

Conclusion on residential amenity:

Given the assessment made above the proposal as a whole is not considered to result in any significant impacts upon residential amenity. As such the proposal is considered to comply with saved BFBLP Policy EN20 proviso (vii) and the NPPF.

12. TRANSPORT IMPLICATIONS

BFBLP Policies M4, M9 and CSDPD 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.

The site is located on the B3408 London Road which is subject to a 40mph speed limit. The site currently has three points of access onto the London Road, one closest to the roundabout acts as the entry to the site with the other two access points acting as a split exit for vehicles wishing to turn in either direction. The existing internal road and junction arrangement is quite narrow in width making it unsuitable for reuse for residential purposes.

The proposal is to relocate the existing bus stop along the frontage to allow a new access to be created into the site with the other accesses being closed up or altered to provide pedestrian/cyclist access. This concept is acceptable in principle subject to detailed design of the access and internal road layout. The tracking of refuse/delivery type vehicles has indicated that most of the road is used when vehicles turn into the site. The first section of the access has been widened in amended plans to improve forward visibility.

Visibility from the proposed access is good in both directions due to the alignment of the road and the width footway/cycleway along the frontage. A sight-line can be achieved along London Road to the west and through the roundabout to the east. The relocated bus stop will not obscure visibility as vehicles will approach on the other side of the road when looking left out of the junction and the design of the right-turn lane into the site will ensure vehicles will be kept to this side of the road.

London Road has a wide central hatched area that in certain locations is used to create right-turn lanes to ensure the main flow of traffic is not compromised. This proposal will provide such a right-turn lane and also a new island for pedestrians. It is noted that the footway that has been reprovided behind the relocated bus stop is the same width as the existing provision.

The layout of the internal access road provides a loop that serves the parking areas in front of and behind the apartment blocks. The first part of the access road and turning head is 5.5m due to the curvature of the road and the number of units served with a footway on the southern side. This footway continues in front of the western block with connecting paths running through the central parking area to provide pedestrian access to the eastern block.

The internal layout, as amended, provides the principles of an adopted road and footway layout and is acceptable subject to detailed designs which could be covered by condition.

The rear parking courts need to be lit to ensure pedestrian safety. This can be secured by condition.

The applicant has indicated parking over the site either in front of units or in large courts behind. The level of car parking accords with current standards at 154 spaces, which includes provision for visitors. Conditions will be required to ensure that the parking allocation and distribution of visitor parking is fairly spread across the development. Disabled parking provision is located close to the main entrances to the flats.

Cycle parking has been revised and it is spread out across the development in an acceptable manner.

A S106 will be required to secure the works to London Road and adoption of the access road.

To conclude, along with suitable conditions, the proposal is not considered to result in any highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

13. ACCESSIBILITY

There are no real concerns regarding accessibility that could not be conditioned. Therefore subject to a suitable condition the proposal is considered to be in accordance with the requirements of Policy CS7 of the CS and saved BFBLP Policies EN22 and H14.

14. PLANNING OBLIGATIONS

CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-

- (a) infrastructure needed to support growth (this site is part of planned growth in the Borough) and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

Infrastructure requirements are set out in the Council's "Limiting the Impact of Development" (LID) SPD.

Provision should be made to mitigate the impact from the proposed development on the following infrastructure requirements:-

Open space and recreation (This is to be negotiated but could take the form of on-site Passive Open Space and contributions towards off-site active open space.)

Built Sports facilities

Primary and Nursery Educational Facilities

Secondary Education

Libraries

Community Facilities

Youth Facilities

Thames Basin Heaths SPA (see below)

If Committee accepts the officers recommendation the application should be approved subject to the completion of a suitable S106 legal agreement to secure necessary mitigation of the impact on infrastructure.

15. AFFORDABLE HOUSING

CSDPD Policy CS17 and BFBLP Policy H8 seek the provision of a level affordable housing on suitable development sites, taking account of the economics of provision. The policies are consistent with the NPPF.

The proposal exceeds the Council's 15 net dwelling threshold for seeking affordable housing. The proposal would provide a mix of 1 and 2 bedroom flats but no affordable housing is being offered.

A viability report was submitted with the previously refused application (13/00361/FUL). This study, which was assessed and verified on the Council's behalf by an independent assessor, showed that the proposed development would not be viable when compared with the existing/alternative use of the site as offices even with no affordable housing.

The applicant has submitted viability evidence for the current development. This appraisal applies the same methodology and reaches the same conclusion. Accordingly, in line with the proviso contained in development plan policies, that the economics of provision will be taken account of, it is not recommended that affordable housing is sought as part of this proposal.

16. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

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

SEP Policy NRM6 and CS DPD Policy CS14 are consistent with the NPPF and should therefore be given full weight.

The Council, in consultation with Natural England, has formed the view that that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath SPA is likely to have a significant effect on the SPA, either alone or in combination with other plans or projects.

This site is located approximately 3.8 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures. Therefore, an Appropriate Assessment must consider whether compliance with conditions or restrictions, such as a planning obligation, can enable it to be ascertained that the proposal would not adversely affect the integrity of the site. In line with the Council's SPA SPD, the project as proposed would not adversely impact on the integrity of the site provided that prior to the permission being granted the applicant enters into a Section 106 Agreement based upon the Template S106 Agreement.

The SPA SPD Table 1 requires a contribution which is calculated on a per bedroom basis to be paid to the Council towards the cost of works and measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Avoidance and Mitigation Strategy. In this instance, this application is for 73 flats, comprising 67 no. 2 bedroom, 6 no. 2 bedroom. The total SPA related financial contribution for SANG is £126,690.

The open space works at The Cut Countryside Corridor is the most appropriate to this proposal (although it may be necessary to allocate the contribution to another SANG). The Template S106 also requires occupancy to be restricted until the works and measures are in place.

The Council has also signed a legal agreement to secure financial contributions towards Strategic Access Management and Monitoring (SAMM) which is calculated on a per bedroom basis.

The total SPA related financial contribution for SAMM is £37,636.

The total SPA related financial contribution including a contribution towards the SAMM project for this proposal is £164,326.

Furthermore, there is a need to include an occupation restriction which is included in the Template s106 agreement. The occupation restriction is necessary to ensure that the SANGs works are in place before occupation thereby giving the certainty required to satisfy

the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and the Thames Basin Heaths Special Protection Area SPD paragraph 4.4.2.

Natural England has agreed that if the plans are implemented as stated in the SPA Avoidance and Mitigation Strategy and the Strategic Access Management and Monitoring Agreement, with certain monitoring requirements, Natural England "will stop objecting to consultations on housing applications in those areas of the Borough which have mitigation in line with the avoidance strategy."

Therefore, the Council is convinced, 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.

17. SUSTAINABLE CONSTRUCTION

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, LPAs 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. This application has been considered against the objectives of the NPPF and in the context of the Borough's energy and sustainability policies. Both CSDPD Policies CS10 and CS12 are considered consistent with the NPPF.

Policy CS10 requires the submission of a Sustainability Statement demonstrating how the residential aspect of the development meets current best practice standards, i.e. Code for Sustainable Homes Level 3. These assessments must be carried out by accredited/registered assessors (accredited/registered by the BRE), and assessments should be submitted to the Council.

A Pre-assessment Estimator has been submitted as part of the Sustainability Statement clearly demonstrating that the development as a whole is likely to meet with Code for Sustainable Homes Level 3. However this is based on the original submission which was for 76 flats and not 73.

This matter can be addressed through conditions requiring a) that the development be implemented in accordance with the submitted Sustainability Statement and retained in accordance therewith and b) that within one month of the first occupation 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.

As part of the Sustainability Statement an Energy Demand Assessment has been submitted. Again this refers to the previous 76 flatted scheme and not the amended 73 flats. However this matter can be addressed through a condition requiring that the applicant to submit an Energy Demand Assessment demonstrating that 10% of the development's Carbon emissions be reduced and that 20% of the development's energy demand is off set via on-site renewable energy generation.

18. DRAINAGE ISSUES

(i) Foul

The foul drainage system being proposed is shown as being designed in accordance with Sewers for Adoption with regard to the adoptable sewers and to the building regulations for the private sewers. On the basis that the sewers once constructed will be either adopted or remain private, and will be approved and/or adopted under the appropriate legislation, the Council's Drainage Engineer has no further comments subject to an appropriate condition being imposed.

(ii) Surface Water

The surface water drainage strategy plan does not provide any indication of flow routes should the design capacity be exceeded

Overall the proposed surface water strategy is acceptable however detailed designs are not available. Detailed designs can be conditioned to be submitted to and approved by the Local Planning Authority.

19. ARCHAEOLOGY

BFBLP Saved Policy EN6 seeks to protect the integrity of Archaeological remains.

The site is within an area of archaeological potential, as identified through the Berkshire Historic Environment Record (HER). Despite limited amounts of investigation having taken place in the area, there are records of Prehistoric findspots as well as Prehistoric features observed through aerial photography, and these suggest a low level, but presumably widespread, settlement and/or agricultural activities in the late prehistoric period. It is likely that remains reflecting this activity survive below ground within the application site. However previous development and construction will inevitably have removed these in some areas. Therefore it would be appropriate for any archaeological mitigation required to be carried out post-determination, by way of a condition requiring a programme of archaeological work in accordance with a written scheme of investigation.

The work is likely to involve a phase of evaluation by trial trenching, prior to any ground works, in the areas that have been subject to least previous impact below ground, with a second, more detailed phase of work being required only if results show it to be appropriate.

20. CONCLUSIONS

This site is allocated for residential development in the SALP. The proposed flatted development is considered to be in accordance with Policy SA1 of that plan.

A number of objections have been received raising issues including whether flats are in-keeping with the character of the area, whether the access to the site will be safe and raising concerns about the impact on trees and Ancient Woodland, wildlife, drainage and the living conditions of local residents.

These matters have been considered above.

In terms of visual character, it is not considered that the proposed flats will be visually over-prominent when viewed from London Road given vegetation on the site's boundaries and the fall of levels away from the road. It will be noted that taller flats in a more open siting lie to the east. Whilst details of appearance would be approved at the reserved matters stage the

illustrative elevations submitted at this stage show how with appropriate materials and architectural design buildings of the size proposed could be of a high quality design.

The proposed vehicular access to the site will rationalise existing arrangements and is acceptable to the Highway Authority.

The construction of this access and the flats and their parking will impact on trees on the site, including Ancient Woodland, but overall the impact is considered to be acceptable with areas of hardstanding being broken up and replanted to mitigate the impact of the new development and arrangements being secured for the future management of the trees on the site.

Impacts on drainage and wildlife are not considered to be overriding. The impact of the proposal on the living conditions of the occupiers of nearby houses, in terms of the proposed flats, parking and accesses, has been carefully considered. The scheme, as amended, is now considered acceptable in this regard.

It is concluded that this site is a suitable one for flatted development and that, for the amount of development anticipated in SALP, this form of development will have less of a harmful impact on trees than a scheme involving housing.

The application is therefore recommended for approval subject to appropriate conditions and the completion of a s106 agreement to secure the matters referred to in sections 14 and 16 including the mitigation of off-site impacts including the SPA and securing contributions to local facilities and services.

RECOMMENDATION

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

01. Open space and recreation
 - Built Sports facilities
 - Primary and Nursery Educational Facilities
 - Secondary Education
 - Libraries
 - Community Facilities
 - Youth Facilities
 - Off site Highway Works
 - Thames Basin Heaths SPA

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

01. Approval of the details of the appearance of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of eight years from the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

04. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents

1203/Pln/101 (Rev J) - Site Layout Showing Ancient Woodland dated 24.06.14
1203/Pln/1001 - Site Layout dated 16.06.14
1203/Pln/1002 - Western Block Ground Floor Plan dated 16.06.14
1203/Pln/1003 - Western Block First Floor Plan dated 16.06.14
1203/Pln/1004 - Western Block Second Floor Plan dated 16.06.14
1203/Pln/1005 - Western Block Third Floor Plan dated 16.06.14
1203/Pln/1006 - Eastern Block Ground Floor Plan dated 16.06.14
1203/Pln/1007 - Eastern Block First Floor Plan dated 16.06.14
1203/Pln/1008 - Eastern Block Second Floor Plan dated 16.06.14
1203/Pln/1009 - Eastern Block Third Floor Plan dated 16.06.14
1203/Pln/1014 - Cycle Store Plans and Elevations 16.06.14
1203/Pln/1015 - Bin/Cycle Store Plans and Elevations 16.06.14
1203/Pln/1016 - Site Layout Highways Information Plan 16.06.14
Ecology Solutions- Note on Iterative Ancient Woodland Management Prescriptions dated 16.06.14
13011-02-E Existing and Proposed Highways Drawing dated 17.04.14
Drainage Strategy Part 1 dated 23.12.13
Drainage Strategy Part 2 dated 23.12.13
Drainage Strategy Part 3 dated 23.12.13
Drainage Strategy Part 4 dated 23.12.13
130111-03 RPA Incursion Areas dated 17.04.14
130111-05 RPA Incursion Cross Section dated 17.04.14
SJA TPP 12056-03A/A Amended Tree Protection Plan dated 17.04.14
Amended Allen Pyke Note dated 17.04.14
Arboricultural Method Statement dated 17.04.14
Farley Hall Viability Update dated 29.04.14
13-038-02 Surface Water Drainage dated 01.07.14
13-038-03 Foul Water Drainage dated 01.07.14
2421-LA-0E Hard Landscaping dated 07.07.14
2421-LP-01C Landscaping Strategy dated 07.07.14
2421-PP-01D Planting Proposal dated 07.07.14

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

05. 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 ensure that the flats including communal landscaped areas are accessible to all. The scheme should include measures to ensure that:-

- (a) The approaches and entrances are accessible to disabled people, including wheelchair users;
- (b) Areas normally used by visitors (e.g. Halls, WC's, living rooms) are accessible to disabled people, including wheelchair users;
- (c) Where they comprise more than one storey or level, they are designed internally for easy movement and are amenable to modification, if necessary, for persons of limited mobility.

The measures included in the approved scheme shall be implemented prior to the first occupation of any dwelling that they relate to.

REASON: In order to ensure that accessible housing is provided in accordance with the planning policies for the area.

[Relevant Policies: BFBLP H14 and EN22]

06. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

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

07. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

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

08. The development (including site clearance and demolition) shall not be begun until a wildlife protection plan for construction has been submitted to and approved in writing by the local planning authority. The plan shall include:

- i) an appropriate scale plan showing where construction activities are restricted and protective measures
- ii) details of protective measures to avoid impacts during construction
- iii) a timetable to show phasing of construction activities
- iv) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

09. The development shall not commence until a habitat creation/restoration/management plan, including a Woodland Management plan, has been submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:-

- i) description and evaluation of the features to be managed
- ii) description of target habitats and species
- iii) ecological potential and constraints on the site
- iv) aims and objectives of management
- v) appropriate management options including location and method statements
- vi) prescriptions for management actions
- vii) preparation of a work schedule indicating the timing of works
- viii) personnel responsible for implementation of the plan
- ix) details of how the on-going management will be funded
- x) monitoring and remedial measures triggered by monitoring

The approved plans shall be observed, performed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

[Relevant Policies: BFBLP EN15, EN2O and EN25]

11. If more than 2 years elapse between the previous protected species (badgers, bats) survey and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

Reason: To ensure the status of protected species on site has not changed since the last survey.

12. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of Level 3 of the Code for Sustainable Homes. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith.

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 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%).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

15. The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:-

a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;

- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The development shall be built in accordance with the drainage details as approved.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

16. No development shall take place until:-

- (a) the Local Planning Authority has approved in writing a scheme (including a timetable) for a phased programme of archaeological investigation work, and
- (b) the approved scheme has been performed and complied with.

REASON: In the interests of the archaeological and historical heritage of the Borough
[Relevant Policies: BFBLP EN6, EN7]

17. The internal road layout including the access onto London Road shall be either adopted or built to an adoptable standard to allow refuse vehicles access to the site in-order to carryout satisfactory waste collection.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.

[Relevant Policy: BWLP WLP6]

18. The development hereby permitted (including any demolition and durations of all phases through out the development) 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 and duration of each noise phase(s)
- (ii) control of dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations (if required)
- (v) construction and demolition working hours
- (vi) hours during the construction, piling and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- (vii) Any proposed noise and dust monitoring schemes
- (viii) a 24 hour phone number a personal that can be contact if the noise or dust becomes a problem.

Site managers should implement the approved Working method statement which shall include noise control procedures and duration with respect to any construction and piling works being carried out on the site.

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

19. No flats shall be occupied until the existing accesses to the site are closed and the footways/verges are reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the reinstatement shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

20. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

21. No flats shall be occupied until a means of access for pedestrians and/or cyclists has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

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

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

22. No flats shall be occupied until the associated vehicle parking and turning space has been surfaced, drained and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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]

23. No development shall take place until
(a) details of the location of visitor car parking spaces, and
(b) details of the signing for the spaces

have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.

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

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

24. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The building shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained. REASON: In the interests of accessibility of the development to cyclists.

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

25. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

26. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:- Site access onto London Road, relocating bus layby and closing up existing accesses.

The development shall not be occupied/open for trade until the off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

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

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles

- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

28. No development shall take place until all outstanding details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

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

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

29. All planting comprised in the approved 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 approved 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: BSP DP5, BFBLP EN2 and EN20, CSDPD CS7]

30. Development shall be carried out in accordance with the methodology as set out in the Arboricultural Method Statement dated 17.04.14. Trees shown to be retained on drawing number SJA TPP 12056-03 dated 17.04.14 shall be retained thereafter.

REASON: In the interests safeguarding visual amenity.

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

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No further details need to be submitted in respect of conditions 1, 2, 3, 4, 7, 10, 11, 17, 25, 26 and 29 although they need to be complied. However further details need to be submitted to address conditions 5, 6, 8, 9, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 27 and 28.

03. In order to comply with condition 18 the Working Method Statement should comply with the guidance found in BS5228: Noise Vibration and Control on Construction and Open sites.

To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities.

In the event of the S106 planning obligation(s) not being completed by 17th September 2014, the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on the transportation network, education facilities, community facilities, public open space, built sports facilities and libraries. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards the transportation network, education facilities, community facilities, public open space, built sports facilities and libraries, the proposal is contrary to Policy SA1 of the Site Allocations Local plan, Policies CS6 and CS24 of the Bracknell Forest.

02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore 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 to the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 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