

## Unrestricted Report

### ITEM NO: 5

Application No.  
**13/00784/REM**

Ward:  
Binfield With Warfield

Date Registered:  
16 September  
2013

Target Decision Date:  
16 December 2013

Site Address:

**Land South Of Foxley Lane and East Of Murrell Hill  
Lane Foxley Lane Binfield Bracknell Berkshire**

Proposal:

**Submission of details of layout, scale, appearance and landscaping for the erection of 67no. dwellings and associated open space, landscaping and parking with access from Foxley Lane, pursuant to outline planning permission 11/00682/OUT.**

Applicant:

Croudace Homes Ltd.

Agent:

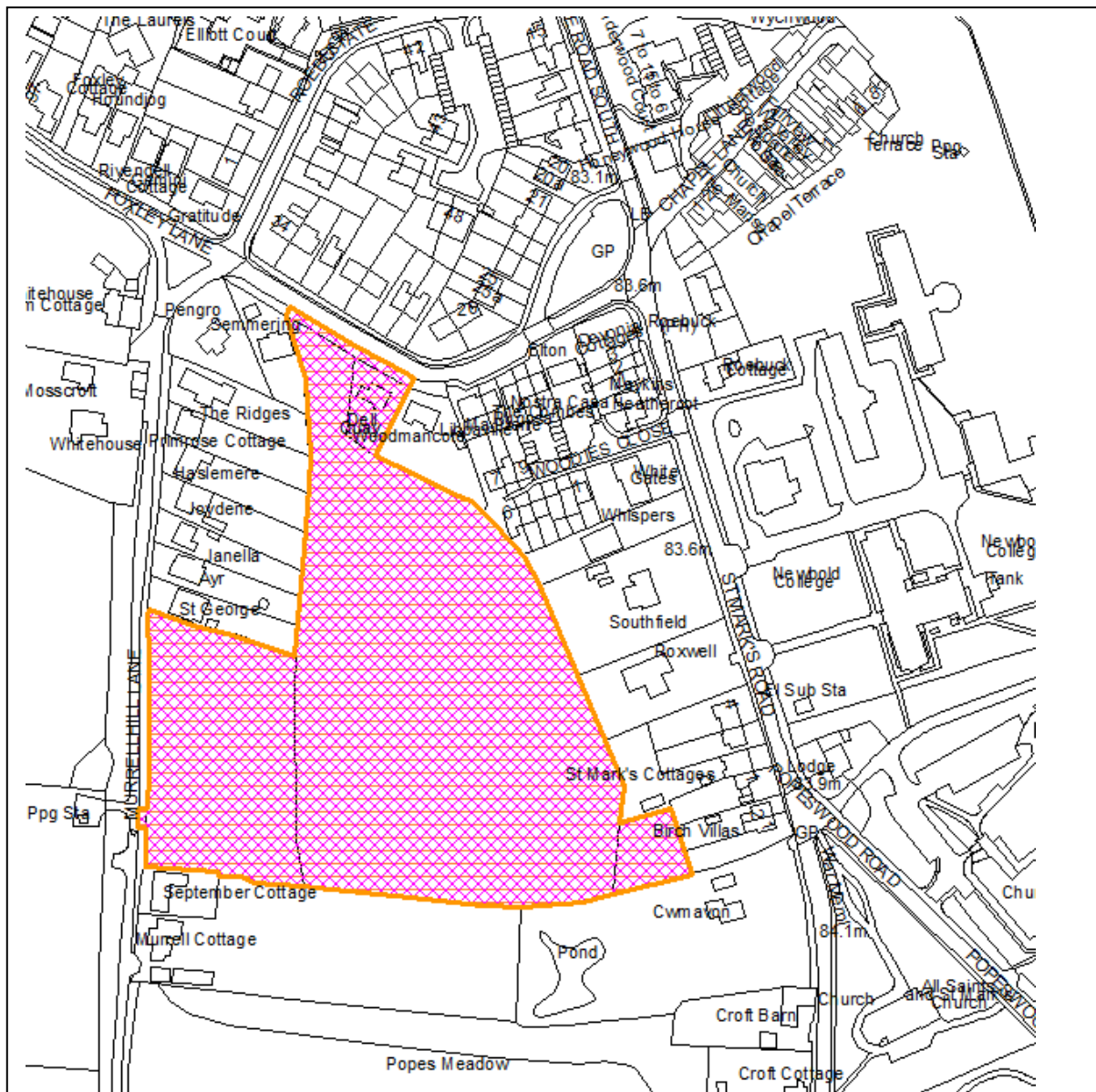
(There is no agent for this application)

Case Officer:

Katie Parsons, 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 reported to Committee because more than three objections have been received.

### **2. SITE DESCRIPTION**

The site is located in Binfield, to the south of Foxley Lane and east of Murrell Hill Lane. The site is a field with an area of approximately 2.79 hectares and slopes gently down from north east to south west. The site is in private ownership and public access is not available. The site also contains a dwelling fronting Foxley Lane known as Dell Quay, which would be demolished as part of the proposals. There is a single vehicular and pedestrian access point in to the site off Foxley Lane, adjacent to Dell Quay.

The irregular shaped rough pasture land is bounded to the east and north by the rear gardens of houses along St. Marks Road, Woodies Close and Foxley Lane and partly to the west by the rear gardens of houses along Murrell Hill Lane. Murrell Hill Lane itself fronts the remainder of the site to the south west. To the south, are the gardens associated with September and Murrell Cottages and Cwmavon, and beyond these, lies Pope's Meadow (a Local Wildlife Site and area of Open Space of Public Value).

The site contains a number of mature trees within and along its boundaries many of which are protected by Tree Preservation Order (TPO) No.519. Two prominent TPO areas exist to the north close to the existing entrance point and to the southwest. The central part of the site is rough grassland which has been regularly mown. There are also brambles and smaller saplings over parts of the site. There are no listed buildings or other statutory designations that affect the site. However the site is located within 5km of the Thames Basin Heaths Special Protection Area and within 2km of Wykery Copse (a Site of Special Scientific Interest).

The site lies adjacent to two Binfield Character Areas designated in the Character Area Assessments Supplementary Planning Document (2010) (Area A Binfield and Area B Popeswood North). The Rambler's Route runs alongside the site along Murrell Hill Lane.

The site has been allocated for an estimated capacity of 67 dwellings in the adopted Site Allocation Local Plan (Policy SA3) and is within the settlement boundary on the Bracknell Forest Borough Policies Map (2013), which was amended at the time the Site Allocation Local Plan was adopted.

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

11/00682/OUT - Outline application (including details of access only) for the erection of up to 67 houses and associated open space, landscaping and parking with access from Foxley Lane - Deemed refusal but allowed on appeal on 25 February 2013.

The appeal was submitted for non-determination of the application. Five deemed reasons for refusal were endorsed by Planning Committee on 20 November 2012 in relation to: (i) impact on the character of the local area; (ii) impact on highway safety; (iii) lack of planning obligations in relation to: impact mitigation (contributions towards transportation network, built sports facilities and primary education; provision of on-site open space and recreational facilities; off-site highway works; management of on-site

trees and green space), (iv) lack of planning obligations to secure affordable housing; (v) lack of planning obligations to secure SPA avoidance and mitigation measures.

The application was allowed on appeal as the Inspector considered that the benefits of the scheme would outweigh the harm caused to the character of the local area and would contribute to the five year housing land supply. The highway objection was overcome by the off-site highway works and a unilateral undertaking was submitted to overcome the final three deemed reasons for refusal.

The plans approved pursuant to the appeal and which therefore form the basis of the current reserved matters application are as follows:

Drawing (01) 001 rev A (existing site location plan)  
Drawing 11/0203/023 rev G (proposed access onto Foxley Lane)  
Drawing 11/0203/011 rev B (proposed pedestrian/cycle/emergency access onto Murrell Hill Lane)  
Drawing 27863 (02)001 rev A (proposed site layout land use and access)  
Drawing 27863 (02)002 rev A (proposed site layout building scale and massing)

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

##### **SUMMARY OF KEY ASPECTS OF PROPOSAL**

Proposed site area (ha): 2.79

Proposed number of parking spaces: 164

Proposed number of residential units: 67 (net gain of 66)

Proposed density (residential): 31dph based on the site area of 2.79ha minus 0.67ha for the retained woodland; 24dph based on the total site area.

This application seeks reserved matters approval for the layout, scale, appearance and landscaping of the development for the erection of 67no. dwellings and associated open space, landscaping and parking with access from Foxley Lane. Outline planning permission for the development, including approval of the details of the proposed site access (primary access from Foxley Lane and secondary pedestrian and emergency access from Murrell Hill Lane), has already been granted on appeal under application 11/00682/OUT.

For clarity, this is a reserved matters application and not an application to discharge all of the conditions attached to the appeal decision. Applications in relation to matters reserved by condition will follow in due course. However condition 5 of 11/00682/OUT states that the following matters must be included in the reserved matters submission:

- Details of any alterations to existing ground levels
- Details of finished floor levels
- Location of fire hydrants
- Visibility splays within the site
- Vehicular, pedestrian, cycle and emergency access to each dwelling
- Car parking
- Cycle storage
- Refuse storage
- Boundary treatments
- Underground services plan
- External lighting plan
- Sustainability statement
- Energy demand assessment

These matters have all been addressed by this submission.

The 67 dwellings would all be houses (19 x 2 bed, 36 x 3 bed and 12 x 4 bed) up to 2.5 storeys tall.

The open space would predominantly comprise an existing woodland area in the south-west corner of the site which has an area of 0.67ha and would remain undeveloped other than some ancillary features such as a play area, electricity substation and footpath, and would also contain some natural drainage features. The rest of the site would be developed, following demolition of Dell Quay, other than some smaller areas of open space around the site, adjacent to and along the access road and in the south-east corner of the site. In total 0.85 hectares of open space would be provided across the 2.79 hectare site. Some incidental landscaping along the internal roads would also be provided but is not included in these figures.

The proposals have been amended during the course of the application to address concerns raised by officers, and full consultations have been carried out on all amendments. The assessment and comments provided in this report are based on the final amended scheme currently under consideration, although the summary of consultee comments refers to issues previously commented on that have now been resolved.

## **5. REPRESENTATIONS RECEIVED**

[Officer comments where relevant are contained within square brackets]

Binfield Parish Council has recommended refusal and made the following comments:

- Access is inadequate for 67 dwellings. On street parking along Foxley Lane near the bend make sight lines and safe entry and exit difficult [this matter was determined under the outline planning permission]
- The volume of traffic on Forest Road would increase when new houses in Wokingham are built, causing further congestion [this matter was determined under the outline planning permission]
- Drainage solutions must be robust [officers are satisfied with the drainage proposals - see relevant section of report]
- Insufficient landscaping to protect visual amenities of existing properties [officers are satisfied with the landscaping proposals - see relevant section of report]
- Vehicular access should be provided via Murrell Hill Lane rather than Foxley Lane [this matter was determined under the outline planning permission]
- The dwellings should be constructed of red brick similar to Binfield brick [the proposed materials have been amended to incorporate more red brick - see relevant section of report]

Objections have been raised by 37 residential addresses, making comments on the following (summarised):

- Unclear whether site is within settlement boundary or not [the site is within settlement]
- Sites outside the settlement boundary should not be developed [the site is within settlement]
- Loss of Greenfield site [this matter was determined under the outline planning permission]
- Density/number of houses is too high [this matter was determined under the outline planning permission]

- More on site green spaces should be provided [provision is in accordance with the site allocation - see relevant section of report]
- Sufficient empty office space/brownfield sites in the Borough for housing [this matter was determined under the outline planning permission]
- Enough developments already planned in this part of the Borough [this matter was determined under the outline planning permission]
- Impact on infrastructure and local services [this matter was determined under the outline planning permission]
- Concerns regarding utilities/services connections/routes to the site [officers are satisfied with the utilities and services proposals - see relevant section of report]
- The development does not offer any benefits to Binfield [this matter was determined under the outline planning permission]
- Harmful to character and appearance of local area [officers are satisfied with the design - see relevant section of report]
- Damage to nature and the environment/loss of trees and vegetation [officers are satisfied with the biodiversity and landscape implications of the proposal - see relevant section of report]
- Surface level improvements should be carried out [minor level changes are proposed - see relevant section of report]
- Concerns about flood risk, drainage and water supply [officers are satisfied with the drainage proposals - see relevant section of report]
- Road safety issues due to increase in traffic [this matter was determined under the outline planning permission]
- No parking/road improvements to accommodate extra traffic [this matter was determined under the outline planning permission]
- Insufficient parking on the site for residents/visitors/disabled access [officers are satisfied with on-site parking provision - see relevant section of report]
- Access would be dangerous [this matter was determined under the outline planning permission]
- Disabled parking space on Foxley Lane would have to be moved [this matter was determined under the outline planning permission]
- Loss of on-street parking spaces [this matter was determined under the outline planning permission]
- Insufficient space within site for delivery/collection vehicle manoeuvres [officers are satisfied with the proposed internal road layout - see relevant section of report]
- Further transport assessments should be carried out [this matter was determined under the outline planning permission]
- Adverse impact on neighbour amenity [officers are satisfied that no significant detrimental impacts would result - see relevant section of report]
- Buildings over two storeys should not be allowed [building heights are in accordance with the outline planning permission parameters - see relevant section of report]
- Boundary treatments should be agreed with neighbouring landowners and existing hedges should be retained [officers are satisfied with the amended boundary treatment proposals - see relevant section of report]
- Residents' comments are not being taken into account regarding this site [the developer has proposed some amendments in direct response to residents' comments but are not obliged to respond to each individual comment]
- Application does not address all issues raised at the appeal on the outline application [officers are satisfied that all matters required to be submitted at this stage have been covered by this application]
- Application drawings should show all surrounding properties on site plans [an additional plan has been submitted showing all surrounding sites and proposed storey heights of dwellings]

One letter of support was received, supporting the grant of the outline planning permission and stating that officers should ensure the dwellings are built to latest building codes and specifications [officers are satisfied with the sustainability of the proposed dwellings - see relevant section of report]

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

### **Biodiversity Officer:**

Initially requested further details regarding proposed lighting impacts on wildlife, proposed planting scheme with native species providing food for wildlife, green space management for wildlife benefits and proposed wildlife enhancements. Need for management plan schedule and drawing to be cross referenced also raised. Following later submissions, advised that the submitted Wildlife Protection Plan, Ecological Management Plan and Open Space Management Plan adequately address the protection and long term management of biodiversity on the site, and suitable replacement planting is proposed to compensate for proposed tree/vegetation removals. Lighting details still need to be secured by condition.

### **Drainage Engineer:**

Initially raised concern at lack of information on sustainable drainage systems for the site including details on site layout plans and landscape proposals. Permeable surfacing requested. Further details on exceedance and flood risk also required. Whilst these matters are covered by conditions, the reserved matters scheme should indicate how these principles can be incorporated into the scheme. Further details on proposals for foul drainage also required. Subsequent amendments were considered to demonstrate that adequate foul and surface water drainage could come forward under the conditions attached to the outline planning permission. A conflict between the materials plan and service routes is noted that could be resolved by a condition requiring final approval of proposed materials, as services crossing roads should not be underneath porous paving and a non-permeable materials strip would be required instead.

### **Environment Agency:**

Initially objected to the application and recommended refusal due to the drainage strategy failing to adequately address the issue of surface water flood risk on and off site and failing to prioritise the use of sustainable drainage systems. Amended details were submitted and the EA has confirmed their objection has been withdrawn and they are satisfied the applicant can achieve an improvement in development runoff over existing Greenfield runoff conditions.

### **Environmental Health:**

Concerns initially raised in relation to possible noise complaints due to house layouts (for example bedroom adjacent to stairs and en-suite adjacent to bedroom in neighbouring dwellings). Conditions recommended to protect neighbour amenity.

### **Highway Authority:**

Initially raised concerns regarding: provision of direct access to plots on Foxley Lane frontage; need for all internal routes to meet adoptable standards; width and routes of service margins; need for raised tables; visibility splays; landscaping within visibility splays; safety audit for internal roads required; set back of dwellings from roads;

locations of paths from dwellings to shared surfaces; adequate rear access not provided to all dwellings; parking space layout including visitor spaces; sizes of spaces, garages, driveways and footpaths; design of central part of the site; concern about independent use of rooms over garages; levels issues in parts of the site; steps in service margins. Subsequently the Highway Authority has advised that the amended plans have overcome these concerns and there is no objection subject to imposition of recommended conditions.

**Landscape Officer:**

Initially commented that the submitted details were insufficient. Requested detailed planting plans, maintenance details, services and lighting layouts, means of enclosure, paving, bin storage areas, play equipment and any other landscape features. Concerns also raised regarding small gardens overshadowed by trees; awkward shape of some gardens leading to lack of useable space; rear access routes through tree protection areas and slopes; lamp columns and service routes conflicting with tree protection areas; lack of planting on verges; hard street scenes; lack of structural tree planting; and insufficient landscape strips. Subsequently advised that the proposed landscaping is acceptable subject to conditions to secure implementation.

**Natural England:**

Advised survey information should be requested if any protected species are possibly present on the site. No objections raised.

**Parks and Countryside Officer:**

Initially raised concern at lack of detail regarding landscape proposals and open space including the management plan. Also commented on fence line around Local Area of Play and lack of gates annotated on plans. Concerns regarding storage tank under play area. Requested means of protection for open spaces from car parking e.g. knee rail fencing/bollards/raised kerbs. Amended details considered to be acceptable.

**Royal Berkshire Fire and Rescue Service:**

There are at present no available public mains in this area to provide a suitable water supply in order to effectively fight a fire. Any planning consent should include the requirement for suitable private fire hydrants or other suitable emergency water supplies. Access requirements for fire fighting means that any gates required for emergency access should provide a minimum 3.1m clear opening.

**Thames Valley Police:**

Initially commented that the rear parking court between plots 48 and 49 is hidden away with no ground floor active room natural surveillance over parked cars from the owner dwellings. Closed cul-de-sacs without active edges can facilitate anti social behaviour and vehicle crime. If the arrangement cannot be altered the rear garden boundaries should be 1.5m high with 0.3m trellis top to aid natural surveillance. No comments were received on the amended plans but it is noted by the case officer that these comments have been addressed by the amended plans.

**Thames Water:**

Concerns regarding capacity in water infrastructure to accommodate the development. The foul drainage strategy has been agreed between the developer and Thames

Water, and an upgrade of the necessary wastewater infrastructure is required before occupation of the development. Pre-commencement condition relating to drainage strategy for on and off site drainage works recommended (although it is noted this is already imposed on the outline planning permission).

### **Tree Officer:**

Initially made comments regarding construction of the access road in relation to trees and concerns that the details that come forward under conditions attached to the outline planning permission may actually require this part of the access road to have its design amended. Objected to service and utility routes through tree root protection zones. Concern also raised regarding proximity of some houses to retained trees (both on and off site) in terms of where boundary treatments would be placed and overshadowing of houses/gardens. Route of watercourse along southern boundary unclear. Potential issues with hydrology of woodland area in south-west corner of the site also raised. Amended plans were submitted to address these comments, including removing service routes from Foxley Lane and relocating them to the Murrell Hill Lane access instead, where no TPO roots would be affected. Therefore no objection subject to suitable conditions to protect retained trees.

## **7. DEVELOPMENT PLAN**

The Development Plan for this Borough, as relevant to this proposal, includes the following:

Policy NRM6 of the South East Plan 2009 (SEP)  
Adopted Site Allocation Local Plan 2013 (SALP)  
Adopted Core Strategy Development Plan Document 2008 (CSDPD)  
'Saved' Policies of the adopted Bracknell Forest Borough Local Plan 2002 (BFBLP)  
Adopted Bracknell Forest Borough Policies Map 2013

## **8. PRINCIPLE OF DEVELOPMENT**

The principle of development of this site for up to 67 dwellings has been established by the grant of planning permission, on appeal, of planning application 11/00682/OUT. At the time of the appeal, SALP had not been adopted and the site was outside the settlement boundary, but since the adoption of SALP this is now an allocated site within the settlement boundary.

The allocation for the site is set out in SALP Policy SA3. This estimates a capacity of 67 dwellings. Appendix 5 of SALP profiles each of the edge of settlement allocations. For this site it advises a capacity of 67, which is a density of 35 dwellings per hectare based on a 70% net developable area taking into account the need for on site open space. Requirements are set out, and the following are relevant to this reserved matters application: having regard to the Character Area Assessments Supplementary Planning Document for the adjacent character areas; need for appropriate tree surveys and retention of protected trees; retention of important vegetation and provision of enhancements; ecological surveys and mitigation; provision of affordable housing; provision of open space; and waste water capacity.

This reserved matters application would allow the allocated number of houses to be provided on site, which would contribute to the Council's five year housing land supply. Provided that the proposals are acceptable in relation to all other material considerations and with the site allocation, the application should be approved.



## 9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

CSDPD Policy CS7 and BFBLP 'saved' Policy EN20 require high quality design in development. These policies are considered to have significant weight as they are consistent with the aims of the NPPF in relation to good design.

The adopted Character Area Assessments (2010) and Streetscene (2011) Supplementary Planning Documents provide further guidance, and are a material consideration. They provide guidance to supplement Core Strategy Policy CS7 (Design).

The site currently has an attractive and undeveloped appearance that contributes to the rural and open character of the surrounding area and provides a soft rural edge to this part of the village of Binfield. The Inspector for 11/00682/OUT stated that "the illustrative scheme demonstrates that it would be possible, through the retention and reinforcement of existing vegetation, and the retention and management of open meadow space in the western part of the site, to ensure that the soft, rural character of this edge of the village would not be harmfully replaced with an abrupt built-up boundary of housing."

As such, the proposals include screening to the Foxley Lane frontage, significant retained green space to the Murrell Hill Lane boundary, and more spacious plots and retention of screening to the southern boundary. The site layout is in accordance with drawing (02)001 Revision A, approved as part of the outline planning permission, in relation to the parts of the site to be developed, and with approved drawing (02)002 Revision A in relation to site layout, heights and massing.

The existing houses in the immediate local area are typically detached/semi-detached properties set within mature gardens. There is a variety of styles and heights ranging from 1, 2 through to 2.5 storey. More recent developments have continued this trend albeit houses are set in much smaller plots. The layout proposed for the site has 2, 3 and 4 bed houses in detached, semi-detached and terraced designs. Heights adjacent to site boundaries would be limited to 2 storeys, with some 2.5 storey elements within the site.

The site layout is therefore considered to respect the existing semi-rural character of the area surrounding the site, whilst providing a distinct character within the site itself. Areas closest to the site entrance and the existing residential development would have slightly smaller, higher density plots, transitioning to more spacious plots where the site abuts open countryside. The number of units, density and layout is considered to be appropriate.

The Foxley Lane frontage would have only two units (revised from three), designed to appear as one larger unit, to better reflect the character of existing residential development along Foxley Lane. These would continue the building line of 'Woodmancote'. The site frontage is considered to be an area of transition from edge of village to more rural character. Planting would be provided to the frontage to soften the appearance of the development and screen the parking area. Significant protected trees would also be retained. No dwellings would be provided along the Murrell Hill Lane frontage, to maintain the more rural character of this part of the local area. As only a small amount of the development would be visible within existing street scenes, it is considered that the development would be sympathetic to the recommendations set out in the Character Area Appraisals SPD in relation to the adjacent character areas.

Within the site, varied street scenes would be provided with sufficient space between dwellings to maintain some longer views into and out of the site and allow for planting to soften the street-scenes and be more in keeping with local character. Where dwellings would be adjacent to retained trees, it is considered that sufficient space has been provided to allow the trees to survive in the long term whilst providing adequate usable amenity space for future residents. Generally it is considered that garden lengths are acceptable and proportionate to the size of the respective dwelling, meaning that the character within the site would not be overly urban. The development would respect the principles set out in the Streetscene SPD in relation to its internal layout and design.

The variety of house types, designs and heights is considered to provide visual interest and the amended materials are considered to be acceptable in this location, although final details are recommended to be secured by condition. A predominantly red brick development is proposed, with elements of feature render, brickwork and tile hanging.

Subject to a condition to secure the finer materials details, it is considered that the design of the proposal and its impact on the character and appearance of the local area would be acceptable and in compliance with the Development Plan and the NPPF.

#### **10. RESIDENTIAL AMENITY**

BFBLP 'saved' Policy EN20 sets out that development should not adversely affect the amenity of surrounding properties. The adopted Streetscene SPD (2010) provides further guidance. These have significant weight as they are consistent with the core planning principle of the NPPF to seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

In relation to the amenity of future occupiers, it is considered that the proposed layout provides properties that are not unduly overshadowed or overlooked by adjoining properties and have sufficient garden sizes to provide adequate amenity space and privacy, with no significant overbearing from adjacent structures. Internal floor layouts of attached dwellings have been amended so that rooms such as bedrooms are not adjacent to stairwells, and in any case the buildings would be sound insulated to latest Building Regulations requirements.

In relation to residential amenity of existing occupiers of neighbouring dwellings, whilst it is noted that neighbour objections have been received, it is considered that all dwellings bordering the site boundaries have adequate separation distances to boundaries, with existing houses generally set significant distances from their own rear boundaries. Elevations facing boundaries are limited to two storeys in height to limit overlooking of adjacent properties, which coupled with the separation distances is considered to adequately protect existing residential amenity. For the southern boundary in particular there is also significant screening provided by retained trees, and in any case it is noted that the new houses along the bottom of the site would overlook the bottom part of rear gardens rather than houses, and due to the distance from the relevant dwellings this is not considered to be the most private part of the amenity space. Whilst the new dwellings would be visible to existing occupiers and would have windows facing towards gardens of existing occupiers, it is not considered that this would lead to significantly detrimental impacts to residential amenity through overshadowing, overlooking or overbearing, therefore it is not considered that refusal would be warranted on these grounds.

Existing boundary hedges and trees would predominantly be retained, with new boundary treatments proposed inside the site boundaries to allow vegetation retention, which would further protect residential amenity of existing occupiers. A bespoke boundary treatment and landscaping proposal has been put forward by the applicant in respect of the boundary shared with St George, which is the closest property to the site. It lies adjacent to the proposed open space area by Murrell Hill Lane and has its flank wall containing a window in close proximity to the site boundary. A staggered boundary to maintain light whilst providing a secure boundary has been proposed, with a landscaped buffer. Precise boundary locations will be subject to site conditions at the time of construction, relating to the size and location of existing boundary vegetation, therefore it is recommended that the final boundary treatment details are secured by condition.

No significant changes to ground levels are proposed but some levelling will be required in places to provide more consistent levels for plots, as shown on the submitted levels drawings. The proposed level changes and finished floor/ridge levels are acceptable in relation to surrounding ground levels.

A condition has already been imposed on the outline planning permission requiring submission of a construction method statement to minimise impacts of the development phase on neighbours, in respect of parking, loading, storage, hoarding, wheel washing, dust/dirt/noise/smell/run off, waste disposal, hours of work and portacabins. An additional condition relating to hours of piling is also recommended although it is considered that the existing condition already allows for this be controlled in relation to hours of work.

Subject to the recommended condition to secure boundary treatments it is considered that the proposals would be acceptable in relation to residential amenity and in compliance with the Development Plan and the NPPF.

## **11. TRANSPORT IMPLICATIONS**

CSDPD Policy CS7 requires development to aid movement through accessibility and connectivity. CSDPD Policy CS23 states the Council will use its planning powers to reduce the need to travel, increase the safety of travel and promote alternative modes of travel.

'BFBLP 'saved' Policy M5 states that development will be expected to provide adequate off-street servicing provision. BFBLP 'saved' Policy M6 sets out that development should provide or allow safe, direct and well signed cycle and pedestrian routes. BFBLP 'saved' Policy M7 requires developments to be accessible to all in relation to highway and footway networks, car parking and public transport links. BFBLP 'saved' Policy M8 states that development will not be permitted that does not facilitate and promote the use of public transport, including improved links between transport modes and safe and convenient access to the nearest bus stop. BFBLP 'saved' Policy M9 requires development to provide satisfactory parking provision for cycles and vehicles. This is set out in the adopted Parking Standards SPD (2007). The adopted Streetscene SPD (2010) provides further guidance.

In relation to impacts on highway safety, these policies are considered to have consistent weight, as they are consistent with the core planning principles of the NPPF to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable.

Primary access to the site is proposed via Foxley Lane, with a secondary pedestrian and emergency vehicle access via Murrell Hill Lane. These access points, and the associated off-site highway works to Foxley Lane, were approved as part of the appeal decision granting application 11/00682/OUT. As such the merits of these proposed access points do not require reassessment as part of the current application. Furthermore the impact mitigation required as a result of the impacts of the development on the highway network has also already been agreed. However the internal roads of the development and associated transport matters do require assessment at this stage as only outline permission has been granted based on an illustrative site layout.

As required by the outline planning permission, the submission includes an internal layout including visibility splays for vehicles and pedestrians, means of provision of vehicular, pedestrian, cycle and emergency access to each dwelling, car parking provision, secure cycle storage and refuse storage.

The Highway Authority has advised that the proposed layout would accord with adoptable standards and the Streetscene SPD in terms of the roads, footways, service margins and visibility splays. Both formal and informal routes through the site are available, with some footways and some shared surfaces. A footway route linking the Foxley Lane and Murrell Hill Lane accesses have been provided to allow connectivity to the local area through the site. The proposed driveways and accesses are also considered to be acceptable. A safety audit of the internal layout has been carried out and the Highway Authority is satisfied with its conclusions and the resultant amended site layout.

Car parking provision to the houses has been provided in accordance with the recommended levels and size standards set out in the Parking Standards SPD, achieved through a combination of on-plot spaces, garages, car ports and allocated spaces. Due to the layout, seven plots actually have one parking space over and above requirements. Eleven visitor parking spaces would be provided across the development, either on the street or within parking courts. The Parking Standards SPD recommends that 13 visitor spaces be provided for a development of this size (1 per 5 dwellings over an initial 5 dwelling threshold). Initial plans did include 13 spaces but the amendments that were required to ensure a suitable site layout has led to a reduction in available on-street parking spaces. The Highway Authority is satisfied that a shortfall of 2 spaces is not considered likely to lead to highway safety issues, particularly given that seven plots have an over-provision of parking, and has therefore recommended approval on the basis of the provision put forward. The Highway Authority's concerns regarding the potential independent use of rooms over garages and the resultant pressure on car parking have been noted, but planning permission would be required for such independent use. If such an application were to be received, parking provision would be a material consideration.

The applicant has confirmed an intention to offer the internal roads for adoption and as previously mentioned has designed the layout to adoptable standards. This means that refuse collection vehicles could enter the site, therefore each plot would have its own bins within the curtilage which would be presented on the roadside on the day of collection. Distances that residents would have to carry bins are within acceptable levels. Therefore communal bin storage areas are not required. All plots are provided with rear access to facilitate this, which also allows for cycle storage within rear gardens for those plots without garages. Where cycle stores are proposed, these would accommodate two cycles per dwelling.

The Highway Authority has therefore advised there is no objection to the proposal subject to the imposition of a number of conditions.

The outline planning permission already contains conditions to secure the following:

- Construction method statement and site organisation
- No commencement until accesses constructed, to include measures to prevent vehicular use of Murrell Hill Lane access except in emergency
- No commencement until highway works to Foxley Lane completed
- Visibility splays from site accesses to be maintained
- No gates at Foxley Lane access

The following conditions are recommended to be attached to any reserved matters approval:

- No occupation until access to that dwelling has been completed
- Visibility splays within site to be maintained
- Gradients of private drives
- Length of drives beyond garage door
- Provision of parking spaces
- Provision of visitor parking
- Construction and retention of garages and car ports
- Provision of cycle storage
- Provision of refuse storage

The Local Planning Authority is satisfied that the highway aspects of the proposal are in accordance with the Development Plan and the NPPF subject to inclusion of the conditions suggested by the Highway Authority.

## **12. TREES AND LANDSCAPING**

CSDPD Policies CS1 and CS7 require development to protect and enhance the quality of natural resources and landscapes. BFBLP 'saved' Policy EN1 resists the destruction of trees and hedgerows which contribute to visual amenity. EN2 sets out the standards for additional tree, hedge and plant provision. BFBLP 'saved' Policy EN20 includes a requirement that developments provide adequate space for private use and visual amenity. The adopted Streetscene SPD (2010) also provides further guidance. These policies are considered to have significant weight as they are consistent with the NPPF's aims to conserve and enhance the natural environment.

As required by the outline planning permission, the submission includes details of: tree removals; alterations to ground levels; boundary treatments; underground services plan and external lighting plan.

Some tree and vegetation removals are proposed to facilitate the development, but these have been kept to a minimum. The most important amenity trees on the northern and southern boundaries and in the south-western meadow area would be retained. A bridging structure will be required for the access road through the root protection area of the northern trees, which has already been secured by a condition on the outline planning permission. Discussions in this respect are at an advanced stage and it is considered that the reserved matters proposal could facilitate a detailed design to come forward under the conditions.

Landscaping proposals have been provided showing replacement planting and landscape enhancements around the site. Shadowing drawings have also been provided to demonstrate that retained trees would be sustainable taking into account their relationship with proposed houses and gardens. Boundary treatment plans have

been provided as set out earlier in this report in relation to neighbour amenity, with the final locations recommended to be secured by condition.

It is considered that the landscaping proposals to the site frontage would maintain and enhance the semi-rural character of this part of Foxley Lane and soften the appearance of the development within the streetscene. Where the site borders residential properties to the eastern boundary, as much boundary planting as possible is being retained to provide screening, with the existing tree belt on the southern boundary providing similar amenity value where the site backs on to open countryside. To the western boundary, no development is proposed adjacent to this boundary therefore the meadow area would maintain and enhance the more rural character of Murrell Hill Lane. Trees and landscaping to the western side of the access road would soften the main route into the development and provide screening to existing properties beyond this boundary.

The outline planning permission already contains conditions preventing commencement of development until a tree protection scheme has been submitted, approved and implemented, as well as details of how the construction of the access will protect retained trees. There is a further condition requiring retention of any landscaping indicated for retention on the approved plan. Further conditions are recommended to secure the following:

- Implementation of landscaping scheme
- Retention of soft landscaped areas
- Boundary treatments
- Service routes in relation to retained trees
- Method statement for any changes to ground levels or development within 5m of RPA of retained trees

Subject to the recommended conditions, it is considered that the proposals would be acceptable in relation to landscaping and impact on trees and in compliance with the Development Plan and the NPPF.

### **13. BIODIVERSITY AND ECOLOGY**

CSDPD Policies CS1 and CS7 and BFBLP 'saved' Policy EN20 encourage development to protect and enhance biodiversity. These policies have significant weight as they are consistent with the NPPF's aims to conserve and enhance the natural environment.

As required by the outline planning permission, the submission includes an external lighting plan and details of ecological enhancements.

The Council's Biodiversity Officer has confirmed that the most recent proposals are sufficient to protect and enhance the biodiversity value of the site, both in terms of habitats and species. Whilst the lighting proposals are considered to be generally acceptable, the final details are recommended to be secured by condition. Natural England has advised they have no objections to the proposals.

The outline planning permission already contains conditions stating that no development shall take place until a wildlife protection plan and habitat restoration and creation management plan have been submitted and approved. These have been included in the reserved matters submission and whilst the content is considered to be acceptable, they will need resubmitting in relation to discharge of conditions at a later

date. The wording of the condition already ensures compliance with the recommendations set out in the submissions.

Subject to the recommended condition, the proposals are considered to be acceptable in relation to impacts on biodiversity and ecology and in compliance with the Development Plan and the NPPF.

#### **14. DRAINAGE AND FLOOD RISK**

The NPPF encourages developers to take full account of flood risk. Paragraph 103 states that Local Planning Authorities should ensure that flood risk is not increased elsewhere as a result of development, and only consider development appropriate in areas at risk of flooding, informed by a site-specific flood risk assessment.

The outline planning permission already contains a condition stating that development shall not commence until schemes for sustainable drainage systems and other foul and surface drainage have been submitted and approved. A Flood Risk Assessment was submitted as part of the outline planning application which informed the conditions attached to it.

A Drainage Statement and drainage strategy drawing has been submitted demonstrating proposed routes for foul and surface water sewers and permeable paving. The strategy has been based on sustainable urban drainage principles and the open space in the south western corner of the site would contain swales, a storage basin and a hydro brake. A temporary foul water pumping station would be used until the necessary upgrade works to the public sewer have been completed. It is noted that there is a conflict between the materials plan and service routes, as the services cannot pass under permeable areas; this must be resolved when conditions submissions are made.

The Environment Agency has confirmed that they have no objections to the most recent proposals. Thames Water has advised that there is currently a capacity issue for water infrastructure in the local area but the strategy proposed has been agreed with them and an upgrade of the necessary waste water infrastructure will need to be completed before occupation of the development. The pre-commencement condition attached to the outline planning permission already secures this.

It is considered that the reserved matters proposals would allow for a scheme to come forward under the conditions attached to the outline planning permission, which would be acceptable in relation to flood risk and in accordance with the NPPF.

#### **15. SUSTAINABILITY AND ENERGY DEMAND**

For a development of this size, the following policy requirements apply:

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

Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least

10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation.

These policies have significant weight as they are consistent with the NPPF's aims to support the transition to a low carbon future in a changing climate and encourage the reuse of existing resources and use of renewable energy.

The outline planning permission conditions require that the reserved matters application be accompanied by a Sustainability Statement and an Energy Demand Statement.

The applicant has submitted a revised Sustainability and Energy Statement including evidence that the development is likely to meet with Code for Sustainable Homes Level 3, which satisfies Policy CS10. In terms of CS12, the applicant has provided evidence that the overall CO2 emissions of the development could be reduced by 13% over and above Part L of the Building Regulations 2010. This together with the 11% energy met by using solar PV panels is considered to be in accordance with the aims of the Policy.

Conditions are recommended to ensure implementation of the submitted measures and submission of a Post Construction Review Report to confirm Code Level 3 has been met.

Subject to these conditions it is considered that the proposals would be acceptable in relation to sustainability and energy demand and in compliance with the Development Plan and the NPPF.

## **16. ACCESSIBILITY**

BFBLP 'saved' Policy EN22 sets out that the provision of convenient access, parking spaces and facilities for people with disabilities is a material consideration in assessing planning applications. BFBLP 'saved' Policy H14 requires that new dwellings should be accessible to all. BFBLP 'saved' Policy M7 requires access for people with disabilities in relation to highway and footway networks, parking facilities and public transport facilities. Guidance is provided in the adopted Designing for Accessibility SPD (2006) and the adopted Streetscene SPD (2010). These policies have significant weight as they are consistent with the NPPF's aims to promote inclusive design.

As new-builds the dwellings would also be required to comply with Part M of the Building Regulations for mobility standards.

It is considered that the external site layout would facilitate inclusive access and parking for people with disabilities, in compliance with the Development Plan and the NPPF.

## **17. IMPACT ON THAMES BASIN HEATHS SPECIAL PROTECTION AREA**

Suitable avoidance and mitigation obligations have already been secured by a unilateral undertaking submitted in relation to approved application 11/00682/OUT.

## **18. PLANNING OBLIGATIONS**

Planning Obligations have already been secured by a unilateral undertaking submitted in relation to approved application 11/00682/OUT.

Obligations secured are as follows:



Provision of 25% affordable housing (details to be provided as part of the reserved matters application)  
Ongoing future maintenance of the drainage system and open space  
Financial contributions towards SPA avoidance and mitigation  
Contributions towards primary education  
Works to the Highway

However the Inspector considered that the Council's requests for contributions towards built sports facilities and transport facilities did not meet the tests of CIL Regulation 122 and therefore whilst these obligations are included within the Unilateral Undertaking, they are not enforceable.

It is not considered that there are any new matters arising from the reserved matters application which would warrant any further planning obligations.

The unilateral undertaking requires certain matters to be submitted alongside the reserved matters (minimum open space provision; drawing, specification and programme for provision and maintenance of open space including a local area of play; areas and locations of affordable housing; scheme showing tenure split and sizes of 17 affordable housing units). The unilateral undertaking also requires implementation of a highway works scheme including street lighting improvements and impact mitigation contributions including those for protecting the integrity of the Thames Basin Heaths Special Protection Area. These matters are subject to a separate approval process but the s106 submissions must be consistent with the Reserved Matters approval therefore this application needs to demonstrate that s106 compliance could be achieved. Any reserved matters approvals could not be implemented until s106 approval has also been gained. Should any amendments be required to satisfy s106 obligations, corresponding amendments would be required to the Reserved Matters submissions, and vice versa.

Insofar as the reserved matters submissions relate to the planning obligations, these matters are assessed below:

All matters specified to be included with the reserved matters application have been submitted, as detailed within this report.

In respect of affordable housing, the application provides for 17 units, which equates to 25%, with a size and tenure mix considered acceptable to meet local housing needs (8 x 2 bed and 9 x 3 bed split between affordable rent and affordable shared ownership). It is unfortunate no four bed units are now proposed but as all four-beds on the development have garages these would be unattractive to social housing providers anyway as they add cost without gaining bed space. The proposed locations of small clusters of units are acceptable and the standards of construction would be in accordance with the requirements of the Unilateral Undertaking. As such it is considered that the reserved matters proposals would allow this planning obligation to be met.

The open space provision shown in this application is in accordance with the unilateral undertaking, which requires a minimum of 0.67 hectares to include the south-western meadow area. A greater amount has been provided for including other incidental open space across the site. Details of the proposed local area of play have also been submitted. A drainage strategy and landscape strategy have also been submitted indicating how these matters would interrelate to the open space provision. As such it

is considered that the reserved matters proposals would allow this planning obligation to be met.

## 19. OTHER MATTERS

Conditions have already been imposed on the outline planning permission requiring that development must commence within 2 years of approval of the final reserved matters application, therefore no commencement time limit condition is required for this application.

This application does include all reserved matters and therefore the 2 year commencement requirement would become activated by the approval of these reserved matters.

The outline application also already includes conditions to secure the following:

- Scheme of archaeological work
- Contaminated land investigations and remediation as required

The outline planning permission required submission of details for the location of fire hydrants. These have been shown on the services plan and no adverse comments were received from Royal Berkshire Fire and Rescue Service in this respect, therefore it is assumed that these are acceptable.

## 20. CONCLUSION

The principle of development, accessibility, transport implications and impact mitigation required of the proposal have already been established by the grant of outline planning permission.

This reserved matters submission is considered by officers to demonstrate that the development would not have an adverse impact on the streetscene, the character and appearance of the local area or the amenity of nearby occupiers. The development would not have a significantly adverse impact on trees, landscaping, ecology or biodiversity. Drainage and flood risk, sustainability and energy demand have been considered. Suitable conditions have been recommended to secure outstanding matters relating to the material considerations. It is therefore considered that the proposals would be in accordance with the outline planning permission, the Development Plan (including relevant SPDs) and the NPPF, subject to these conditions. Whilst objections to the proposal were received, it is not considered that any of the matters raised indicate that the application should be refused. All relevant material considerations have been taken into account and it is concluded that the application should be recommended for conditional approval, as it accords with the Development Plan and the NPPF.

## **RECOMMENDATION**

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

01. The development hereby approved shall be carried out only in accordance with the following approved plans and details:

Approved plans:

108/010/D Site Layout received 08/08/14  
 108/014/E Parking and Refuse Strategy received 28/08/14  
 108/015/D Services Plan received 08/08/14  
 108/016/D Visibility Plan received 08/08/14  
 108/019/D Open Space Management Plan received 28/08/14  
 108/021/A Tree and Vegetation Removal Plan received 08/08/14  
 108/35/1/C Planning Levels Layout 1 of 2 received 08/08/14  
 108/35/2/C Planning Levels Layout 2 of 2 received 08/08/14  
 108/40/C Drainage Strategy received 08/08/14  
 108/101/B House Type B265 and B678 Plots 3-6 received 02/07/14  
 108/102/B House Type B635 Plots 7, 22, 27 and 63 received 02/07/14  
 108/103/B House Type B291 Plots 8 and 9 received 02/07/14  
 108/104/A House Type S717 Plots 10, 11, 15, 16, 28, 29, 39, 40, 41 and 42 received 02/07/14  
 108/106/B House Type B264 Plots 12-14 and 17-19 received 02/07/14  
 108/107/A House Type S720 Plots 20 and 21 received 02/07/14  
 108/108/B House Type B266 and B265 Plots 23 and 24 received 02/07/14  
 108/109/C House Types B265 and B635 Plots 25 and 26 received 02/07/14  
 108/110/B House Type G684 Plots 30 and 43 received 02/07/14  
 108/111/A House Type G684 Plots 31 and 34 received 02/07/14  
 108/112/B House Type G684 Plot 35 received 02/07/14  
 108/116/A House Type S652 Plots 46 and 60 received 02/07/14  
 108/117/C House Type P168 Plots 57-59 received 02/07/14  
 108/118/B House Types P166 and P168 Plots 47, 48, 51 and 52 received 02/07/14  
 108/119/B House Types B276 Plots 44, 45, 53 and 54 received 02/07/14  
 108/120/C House Types B635 and S721 Plots 61 and 62 received 08/08/14  
 108/121/A House Types P166 and P197 Plots 65-67 received 02/07/14  
 108/122/C House Types P166 and P168 Plots 55, 56 and 64 received 02/07/14  
  
 108/123/C Garages, Car Barns and Studios received 02/07/14  
 108/124/E Garages, Car Barns and Studios received 08/08/14  
 108/200/A House Type P166 Plots 1, 2, 49 and 50 received 02/07/14  
 108/202 House Types B266, B265 and B635 Plots 36-38 received 02/07/14  
 108/203 House Type S672 Plots 32 and 33 received 02/07/14  
 108/204 Electricity Sub Station Details received 02/07/14  
 108/83/B (1777-3/B) Landscaping Sheet 1 of 2 received 12/08/14  
 108/84/B (1777-4/B) Landscaping Sheet 2 of 2 received 12/08/14

Approved details:

Affordable Housing Statement revision D received 08/08/14  
 General Landscaping 5 Year Management/Maintenance received 02/07/14  
 Soft Landscaping Specification received 11/03/14  
 Sustainability and Energy Statement revision A received 10/01/14

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

02. No construction works shall take place until details of the materials and colours to be used in the construction of the external surfaces of the development hereby approved, to include plans, schedules and samples provided for inspection on site if so requested, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in

accordance with the approved details prior to first occupation of the development.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

03. No dwelling shall be occupied until the means of vehicular access from Foxley Lane and the means of emergency vehicular access from Murrell Hill Lane serving that dwelling has been constructed in accordance with the approved plans. If it is proposed to construct the internal roads in stages or phases, a scheme must first be submitted to and approved in writing by the Local Planning Authority setting out the proposed staging or phasing and temporary turning head(s) where required.  
REASON: In the interests of accessibility and highway safety.  
[Relevant Policies: CSDPD CS23]
04. No dwelling shall be occupied until the means of access for pedestrians and cyclists serving that dwelling from both Foxley Lane and Murrell Hill Lane have been constructed in accordance with details which have been submitted to and approved in writing by the local planning authority. If it is proposed to construct the pedestrian and cycle routes within the site in stages or phases, a scheme must first be submitted to and approved in writing by the Local Planning Authority setting out the proposed staging or phasing.  
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.  
[Relevant Policies: BFBLP M6, CSDPD CS23]
05. No dwelling shall be occupied until all of the visibility splays shown on the approved drawings have been provided. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6m measured from the surface of the carriageway. If it is proposed to construct the internal roads in stages or phases, a scheme must first be submitted to and approved in writing by the Local Planning Authority setting out the proposed staging or phasing.  
REASON: In the interests of highway safety.  
[Relevant Policies: CSDPD CS23]
06. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.  
REASON: In the interests of highway safety.  
[Relevant Policies: CSDPD CS23]
07. The gradient of private drives shall not exceed 1 in 12.  
REASON: To ensure that adequate access to parking spaces and garages is provided.  
[Relevant Policies: CSDPD CS23]
08. No dwelling shall be occupied until the associated vehicle parking space(s), and turning space where appropriate, has been constructed, drained, surfaced and marked (where appropriate) in accordance with the approved plans. The spaces shall thereafter be retained for vehicle parking and turning only and no other use and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-

enacting that Order with or without modification), no structure or gate shall be erected so as to prevent vehicular access to the parking space(s).

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, CSDPD CS23]

09. 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.

No dwelling shall be occupied until the visitor car parking spaces have been provided and signed in accordance with the approved details and the spaces and signs shall thereafter be retained for visitor vehicle parking only and no other use and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification), no structure or gate shall be erected so as to prevent vehicular access to the parking space(s). There shall be no restrictions at any time on the use of the car parking spaces shown on the approved plans as visitor parking for the occupiers of, or visitors to, any of the buildings hereby approved.

If it is proposed to provide the visitor parking spaces in phases as a result of an approved phased internal road construction scheme, a scheme must first be submitted to and approved in writing by the Local Planning Authority setting out the proposed phasing of the visitor car parking provision.

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, CSDPD CS23]

10. Any garage and/or car port shown on the approved plans shall be constructed prior to the occupation of the dwelling to which it relates. There shall be at least 6.0 metres between the garage door (when shut) and the highway boundary. Such garages and/or car ports shall thereafter be retained for vehicle parking at all times and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or other alterations shall be made to the garages and/or car ports internally or externally, and no structure, gate or door shall be erected so as to prevent vehicular access to the garages and/or car ports.
- 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, CSDPD CS23]

11. No dwelling shall be occupied until the cycle storage relating to that dwelling has been provided in accordance with the approved plans. Once provided, the cycle storage facilities shall be retained as per the approved details.
- REASON: In the interests of accessibility of the development to cyclists.
- [Relevant Policies: BFBLP M9, CSDPD CS23]

12. No dwelling shall be occupied until the associated on-site refuse storage for waste and recycling material has been provided in accordance with the approved

plans. Once provided, the refuse and recycling storage facilities shall be retained as per the approved details.

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

[Relevant Policies BFBLP EN20, CSDPD CS7]

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that order, 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. The lighting scheme shall be designed to minimise impacts on biodiversity.  
REASON: To protect foraging bats and nocturnal wildlife identified at the site.  
[Relevant Policies: SEP NRM5, BFBLP EN3, EN15, EN20 and EN25]
14. 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 (01 October to 31 March inclusive) to the completion of the development or prior to the occupation of any dwelling, whichever is sooner, or (if phasing is included in the scheme) at such time as shall accord with the approved scheme. All approved hard landscaping works shall be carried and completed in full accordance with the approved scheme prior to the first occupation of any dwelling or (if phasing is included in the scheme) at such time as shall accord with the approved scheme.  
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 (01 October to 31 March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.  
REASON: - In the interests of good landscape design and the visual amenity of the area.  
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
15. The areas shown for soft landscaping purposes on the approved plans shall be retained as such and shall not be removed or used for any other purpose.  
REASON: In the interests of nature conservation, to ensure that areas identified as being of highest biodiversity value are retained due to the likely pressures of residents with small gardens and in the interests of good landscape design and the visual amenity of the area.  
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]
16. No development shall take place until details of a scheme (geared to the occupation of dwellings) of walls, fences and any other means of enclosure and the phasing for their provision has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full, in accordance with the approved details and phasing. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and/or re-enacting that Order

with or without modification), no fences, gates, walls or other means of enclosure other than those shown on the approved drawings shall be erected on the site.

REASON: In the interests of the visual amenities of the area and the amenities of dwellings adjoining the site boundaries.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

17. No development shall commence until:
- (i) a site layout plan of showing the proposed layout of all underground services and external lighting and
  - (ii) a programme for the phasing of works
- have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include:
- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
  - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
  - c) Soak-away's (where applicable)
  - d) Gas, electricity, telecom and cable television.
  - e) Lighting columns and all associated ducting for power supply.
  - f) Phasing of works.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

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

18. No development shall take place until:
- (i) details of all proposed alterations to the ground levels within the site or construction of hard surfaced areas within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837:2012 recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development, have been submitted to an approved in writing by the Local Planning Authority. The details shall be based on a porous 'no dig' principle of construction and shall include:
    - a) An approved development layout plan identifying all areas where such works are to be undertaken
    - b) Construction profiles showing existing and proposed finished levels
    - c) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation
    - d) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation
    - e) Materials including porous surface finish, and
  - (ii) A site specific programme and method statement of implementation 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 safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention in the interests of visual amenity of the area and to ensure that area identified as being of highest biodiversity value are retained and protected during construction.

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

19. The development shall be implemented in accordance with the submitted Sustainability and Energy Statement and shall be retained in accordance therewith.  
REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policies: CSDPD CS10, CS12]

20. Within one month of the first occupation of any dwelling hereby approved, a Post Construction Review Report shall be carried out by an assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that that dwelling has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes.

REASON: To ensure that the development has been carried out to the standards set out in the previous condition, in the interests of sustainability and the efficient use of resources

[Relevant Policies: CSDPD CS10]

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 reserved matters approval for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. This reserved matters approval does not constitute approval of matters covered by planning obligations or conditions attached to planning permission 11/00682/OUT - separate approvals should be sought for any matters relating to planning obligations or conditions.

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)