

Unrestricted Report

ITEM NO: 10

Application No.
15/00518/FUL

Ward:
Little Sandhurst And
Wellington

Date Registered:
12 June 2015

Target Decision Date:
7 August 2015

Site Address:

Fishing Lakes Yateley Road Sandhurst Berkshire

Proposal:

Erection of 8 no. fishing yurts and timber platforms with ancillary facilities blocks, reception block and improvements to existing access road and car park.

Applicant:

Thorney Farm Developments

Agent:

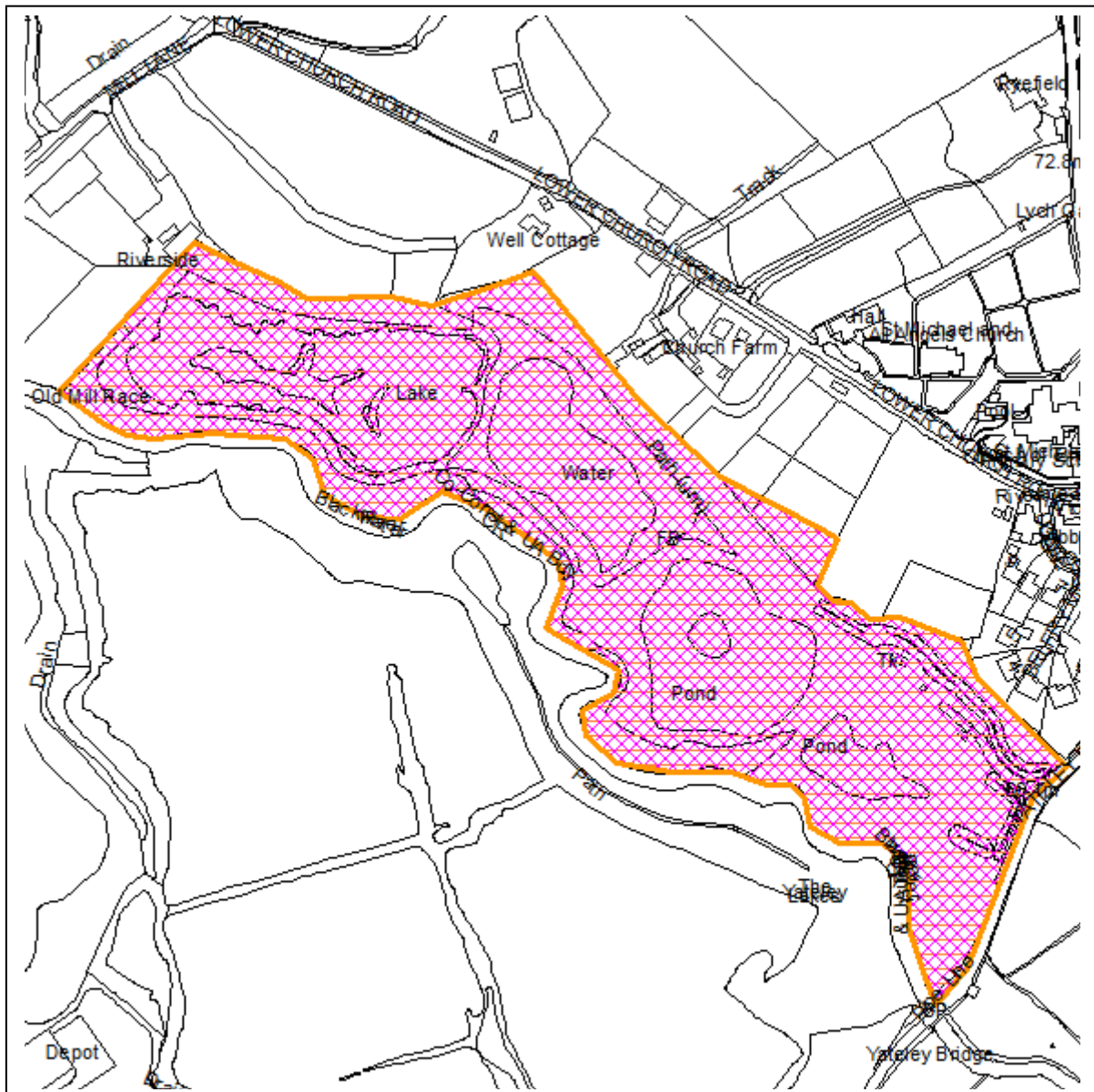
JSA Architects

Case Officer:

Sarah Fryer, 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

This application is being reported to committee as more than 3 objections have been received.

2. SITE DESCRIPTION

This application relates to a series of 4 fishing lakes located to the south of Lower Church Lane, Sandhurst, within the Blackwater Valley. Vehicle access is from Yateley Road which leads to a small parking area within the site. The site is landscaped with mature trees and shrubs to the perimeters of the site, substantial clumps within the site, and around the edges of the lakes.

The site was a former mineral extraction site, which following decommissioning was converted into amenity lakes and leased to a fishing club. The lake is provided with a number of fishing stations providing access to the waters edge.

The site is located within the countryside, with residential properties of Belfry Mews and Lower Church Road abutting the northern boundary of the site. The borough boundary following the Blackwater River forms the southern boundary of the site, with open countryside beyond.

3. RELEVANT SITE HISTORY

13/00444/FUL Erection of 10 no. fishing yurts and timber platforms with ancillary facility blocks, reception block and improvements to existing access road and carpark-
Withdrawn

4. THE PROPOSAL

Planning permission is sought for the erection of 8 fishing yurts on timber platforms, two facility blocks, containing toilets, showers, and sinks, and one reception block with improvements to the existing carpark and access road.

The proposed yurts would be located on the northern side of the two middle lakes, known as the Middle Lake and Doughnut Lake (4 to each lake). These would consist of a timber platform which in most cases would overhang the lake, on which a timber framed canvas finished, circular 'yurt' would be sited. The yurts would have a diameter of 6m and have a maximum height, including the platform of 3.76m with a height at the eaves of 2.3m.

The proposed two facilities blocks are to be of timber construction with a shallow pitched roof which overhangs the verandas on the front and rear elevations. Each of these contain two toilets and two showers with two external sinks situated within the rear veranda. These would be sited to the north of Middle Lake, between yurts 7 and 8 and one to the south of the path from the carpark to the Doughnut Lake.

The proposals also include works to the access road to upgrade the surface, an extension to the existing parking area to provide a total of 21 spaces, and re-grading of the banks to the lakes where the yurts would be located.

5. REPRESENTATIONS RECEIVED

Sandhurst Town Council

Sandhurst Town Council objects to the proposal on the following grounds:

- The mass and scale of the proposed yurts creates a visual impact
- The siting of the reception block and extended carpark in close proximity to the boundary to be detrimental to the resident's privacy and amenity.
- Should the application be granted then a condition is requested ensuring that a public right of way is installed along the River Blackwater.

Other Representations

11 Objections have been received objecting to the proposal on the following grounds:

- The planning proposal would be a complete change of use to an unregulated campsite
- Proposal would be contrary to Policy EN10 as the proposal would harm the open, rural or undeveloped character of this site.
- The proposal would be detrimental to the amenities of the residents of Belfry Mews.
- Additional traffic and people visiting the site will generate additional noise and nuisance
- The proposed reception block will become a gathering point and as a result will become a centre of noise and nuisance. The reception block should be moved away from the boundary with the properties on Belfry Mews. (Officer Comment: revised plans have been received amending the siting of this block)
- This proposal if approved may contravene legislation to protect noise and nuisance.
- The existing carpark is already oversubscribed with 25-30 vehicles parked there at the weekends.
- Fishermen urinate around the carpark in view of the properties.
- Currently there is no height/weight restriction in place allowing for large commercial vehicles to enter the site.
- No mention has been made of waste or recycling facilities
- Blackwater Valley is a protected conservation area for wildlife and this application will have detrimental effect on the protection and enhancements of wildlife.
- Proposal is located within Flood Zones 2 and 3 which could adversely affect adjacent areas.
- The yurts will reduce the swims available for existing users of the club.
- Opening up the footpath will reduce the security of the site.
- No restrictions on the fishing lakes are being proposed.
- The current site is not adequately managed at the moment so why should this application change things?

6. SUMMARY OF CONSULTATION RESPONSES

Environment Agency-- No objection subject to conditions

Natural England - No comments

Bio-diversity Officer - No objection subject to conditions

Highways Officer - No comments subject to conditions

Landscape Officer- No comments subject to conditions

Environmental Heath- No comments

Blackwater Valley Countryside Partnership Association- Objects to the proposal as it does not include provision for the Blackwater

7. DEVELOPMENT PLAN

The Development Plan for this Borough includes the following:

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

8. PRINCIPLE OF DEVELOPMENT

SALP Policy CP1 refers to the presumption in favour of sustainable development as outlined within the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the policies in the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

The site is located outside the settlement boundary within an area defined as being countryside. Therefore Policies CS9 of the CSDPD, and 'saved' Policy EN8 of the BFBLP are relevant in the first instance. These policies seek to protect the countryside for its own sake and 'Saved' Policy EN8 of the BFBLP lists acceptable development which include 'recreational development suitable in the Countryside' (criterion v). Both of these policies are considered to be consistent with the NPPF which recognises the intrinsic character of the countryside (paragraph 17, p.t.5) and promotes mixed use developments on land that can provide many functions including recreation and bio-diversity enhancements (paragraph 17, pt. 9). These policies also seek to protect the function of defined gaps which includes land between Sandhurst and Yateley.

More specifically to recreational uses, Policy CS8 of the CSDPD permits development which retains, improves and maintains existing recreational facilities. This is considered to be in accordance with the NPPF which seeks to support sustainable rural leisure developments that benefit business in rural areas (paragraph 28 pt. 3).

Objections have been received on the grounds that the proposal is tantamount to an unregulated campsite. The yurts are only acceptable in this location to support the existing and appropriate use of fishing lakes. It is therefore considered relevant and necessary to impose a condition restricting the length an individual can occupy the yurt for and tying the use to members of the fishing club only.

The proposal for 8 yurts which would provide overnight accommodation for users of the fishing lakes is considered to constitute suitable recreational development and as such it would enhance the existing fishing facility at the lakes. The proposal would also support the rural economy and, subject to the development being acceptable in terms of character, appearance, landscape quality, function environmental issues, residential amenity and highway matters the proposal is considered to be acceptable in principle.

9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

The site is located within the Blackwater Valley Area of Special Landscape and in the countryside. The relevant policies regarding the character are therefore Policy CS7 of the CSDPD which seeks to permit development that builds on the rural local character

and enhances the landscape, 'saved' Policies of the BFBLP EN10 (areas of landscape importance), EN20 (Design considerations) and R10 which specifically relates to the Blackwater Valley. These policies are considered to be in accordance with the NPPF which seek to conserve and enhance the natural environment (paragraph 17 pt. 7) and consider that good design is a key aspect of sustainable development (paragraph 56).

The proposal would see the construction of timber platforms at the waters edge on which timber framed canvas structures would be erected. The yurts would be sited on the northern banks of Middle and Doughnut lakes.

The site is heavily vegetated and the northern banks of the lakes are generally enclosed by trees that overhang the waters edge, the only exception being a number of clearings made and managed by the fisherman and the fishing club enabling access to the lakes. A grass pathway runs around the lakes providing access to these fishing pegs. The northern boundary of the site is mainly screened by mature trees, screening the site from the surrounding properties within Belfry Mews and along the south site of Lower Church Road. The proposed position of the yurts utilises the existing vegetation to screen the proposals reducing the impact on the setting of the lakes. The yurts and platforms are spread out with the gaps between them varying from 6m to 16m mimising the mass and bulk of the proposal. Where required, additional planting is shown, ensuring that all the yurts assimilate into the landscape, reducing the impact as much as possible and a landscaping condition is recommended. The height of the proposed yurts of under 4m including the wooden platforms results in development that due to its low profile would not be unduly dominant and preserves the open character of the site. The materials of wood and canvas, which are of natural tones would blend into the landscape. This can be controlled with a suitably worded condition.

The facilities blocks and reception building are proposed within areas which also benefit from existing landscape screening. These buildings would be constructed from timber with pitched roofs resulting in a maximum height of 3.4m to the ridge. The natural materials assist in the proposals assimilating into their surroundings and reducing the impact on the natural open character and setting of the area. Again, additional planting is proposed where necessary to complement the existing vegetation within the site.

It is considered that the gaps between the yurts, reception block and facilities blocks, the heights and materials, in addition to the siting utilising the existing vegetation within the site all assist to assimilate the proposed yurts into the setting, and not harm the open character or appearance of the Blackwater Valley. Accordingly it is not considered that the proposal detracts significantly from the rural and undeveloped character, the function or character of the countryside or would diminish the gap between Sandhurst and Yatley. The proposal is therefore considered to comply with Policy CS7 of the CSDPD, and 'saved' Policies EN10, EN20, and R10 of the BFBLP.

10. RESIDENTIAL AMENITY

'Saved' BFBLP Policy EN20, criterion vii, states that in determining applications the Borough Council will have regard to the proposal not adversely affecting the amenity of surrounding properties. The NPPF seeks a good standard of amenity for all existing and future occupiers (paragraph 17, point 4). The policy is therefore considered to comply with the NPPF and can be afforded full weight.

The nearest residential properties to the application site are 2, 3 and 4 Belfry Mews located to the north of the entrance road and whose garden boundaries adjoin part of the northern site boundary. Objections have been received regarding noise and

nuisance from the car park when fishermen arrive and depart which tends to become a point of congregation. Objections have also been received relating to anti-social behaviour and rubbish being left on the site and unrestricted parking within the site adjacent to the boundaries with the residential properties. These complaints are all associated with the existing uses of the site.

The proposal does not seek a change of use and neither would it result in additional operational hours. The site currently has no restrictions governing what hours the site can be used for fishing. The yurts are proposed as ancillary accommodation to existing users of the site, and would not be let out independently of the fisheries. The application is only acceptable on this basis and therefore a condition is recommended tying the occupation of the yurts to the use of the fisheries and limiting the duration of each individual stay to 4 nights. It is therefore not considered that the proposal would result in any additional noise or disturbance which would be of detriment to the amenities of neighbouring residents, or result in an unregulated camping site.

It is considered that the provision of toilet blocks and a manned reception building will result in some of the anti-social behaviours complained about ceasing. Should these events continue then Environmental Health have powers under nuisance legislation to investigate and control.

Accordingly it is not considered that the proposal would adversely affect the amenities of surrounding properties and complies with 'Saved' Policy EN20, criterion vii, of the BFBLP.

11. FLOOD RISK

Parts of the site fall with Flood zones 2 (defined as having between 1 in 100 and 1 in 1000 annual probability of flooding) and 3 (defined as having a flood risk of greater than 1 in 100 risk of flooding), and therefore the application has been submitted with a Flood Risk Assessment (FRA). The NPPF states that the planning should take account of flood risk, (paragraph 17, bullet point 6) and that ensuring flood risk is not increased elsewhere (paragraph 103).

The Environment Agency were consulted and have commented that the proposed yurts and ancillary facilities would be located within Flood Zone 1. The report notes that the re-grading of the banks creates additional floodplain capacity, an improvement in floodplain storage capacity within the site. Subject to several conditions requiring the development to be carried out in accordance with the approved FRA, a survey for otters prior to the commencement of development, a construction environmental plan and a landscape management plan, the Environment Agency have no objection to the proposal. The proposal is therefore considered to comply with Paragraph 103 of the NPPF.

12. TRANSPORT IMPLICATIONS

Policy CS23 of the CSDPD seeks to reduce the need to travel and increase the safety of travel. 'Saved' Policy M9 of the BFBLP seeks adequate vehicle and cycle parking within new development. Both policies are considered to be consistent with the NPPF that seeks a safe and suitable access to the site for all.

A transport statement has been submitted in support of the planning application which includes the results of a transport survey which indicates that the 85th percentile speeds are 34mph, well below the national speed limit that Yateley Road is subject to.

The site has a 5.75m wide access road, although there is an existing fence restricting the width to approximately 3 m. This is set back 10m from the give way line with the highway. It is not considered that the proposal would result in additional demand which would justify a change to the access. The application seeks to formalise and extend the existing parking and as no layout has been submitted it is recommended that details be secured by a condition.

The proposal is not considered to significantly increase the number of trips to and from the site that would result in a detriment to highway safety or require alterations to the access. The parking provision is considered adequate subject to details prior to the occupation of the site. The proposal is therefore considered to comply with Policy CS23 of the CSDPD and Policy M9 of the BFBLP.

11. BIODIVERSITY

Policy CS1 of the CSDPD seeks development that protects and enhances the quality of natural resources including bio-diversity (criterion vii). Policy CS7 seeks a high standard of design, that enhances the landscape and promotes bio-diversity. The NPPF seeks to conserve the natural environment (paragraph 17) by minimising impacts on bio-diversity and providing net gains in bio-diversity (paragraph 109). The policies are considered to be consistent with the NPPF and therefore can be afforded full weight.

An ecology report was submitted in support of the application which found that there was a low population of grass snakes on the site, dormice are presumed to be absent, the site has a high potential to support breeding birds but a low potential to support Great Crested Newts. There were a number of trees with a high potential to support roosting bats and Japanese Knotweed and Indian Balsam (invasive species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found to be present.

It was concluded that the impact of the proposal on wildlife was likely to be low, and any potential impacts can be controlled and mitigated through appropriate conditions, including a Construction Environment Management Plan, lighting strategy, ecological enhancements, invasive species protocol and a hard and soft landscaping plan. Subject to the imposition of such conditions the proposal is considered to be in accordance with Policies CS1 and CS7 of CSDPD.

12. COMMUNITY INFRASTRUCTURE LEVY (CIL)

Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

The proposed yurts whilst constituting development are proposed with canvas sides that can be removed. Therefore they do not constitute a building and are not CIL liable. The reception block and facilities buildings, whilst development do not constitute development that is CIL liable. .

13. FOOTPATH

An objection has been received on the grounds that the proposal does not contain provision for the Blackwater Valley Riverside Path. It is understood that this project seeks to create a path along the Blackwater Valley in accordance with 'Saved' Policy PR10 of the BFBLP. Conditions have to meet certain tests including being relevant, and necessary. It is considered that a condition to secure a footpath to the southern boundary of the site, not connected to the proposed development is not relevant or necessary to the acceptability of this application. It is therefore not considered to be appropriate to request the provision of the footpath through this application.

14. CONCLUSIONS

The proposal of 8 yurts, with ancillary amenity blocks and reception building are considered an appropriate use to support the existing fishing lakes, a suitable use within the countryside. The NPPF supports proposals that support economic growth in rural areas and recognises that land can support multiple uses, i.e recreation and ecological functions. The proposals are not considered to be detrimental to the character or appearance of the area or to the undeveloped character of the special landscape of the Blackwater Valley. The proposals would not result in an adverse impact on the amenities of adjoining occupiers or harm the bio-diversity of the area, and no objections have been received from Natural England, Environment Agency, Landscape Officer, Highways Officer, or Environmental Health. Accordingly the development of 8 yurts, reception block and two facilities blocks are considered to accord with Policies CS1, CS7, CS8 and CS23 of the CSDPD and 'Saved' Policies EN10, EN20 R10 and M9 of the BFBLP supported by the NPPF.

RECOMMENDATION

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:

PL-104 Received 01.07.2015
PL-101-B Received 01.07.2015
Barrell Plan Ref: 13109-BT2 received 12.06.2015
Flood Risk Assessment - 27237/001/001 received 12.06.2015
PL- 100 (Site location plan) received 12.06.2015
PL-202 (Ancillary Fishing Accommodation Proposed Floor Plans and Elevations (Facilities Block)) Received 12.06.2015
PL-102 (Yurt F Block 1,2) Received 12.06.2015
PL-200 (Fishing Yurt and Platform) Received 12.06.2015
PL-103 (Yurt 2, 3) Received 12.06.2015
PL-105 (Yurt 8 and F. Block 2) Received 12.06.2015
PL-201 (Reception Block) Received 12.06.2015
PL-401 (Reception block - Elevations) 12.06.2015
PL-101-C (Proposed Site Plan) received 29.07.2015

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

03. Prior to the commencement of development, the external materials to be used on the yurts, admin block and facilities block shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall be implemented in accordance with the proposed materials.

REASON: to ensure the proposal assimilates with the surrounding vegetation [Relevant Plans and Policies: CS7 CSDPD and EN10, EN20 of BFBLP]

04. The yurts hereby approved shall be occupied only by members of the fishing club in possession of a current yearly membership, and shall not be occupied by any individual person for any period exceeding 4 consecutive nights. Starting from the date of first use, a record of all occupiers shall be kept within a log book(s). The Log book(s) will be kept within the reception block, shown on plan PL-101-C received 29.07.2015 and log books for the preceding 5 years shall be made available for inspection at the request of officers of the Local Planning Authority during office hours.

REASON: To ensure the yurts are used ancillary to the fisheries. [Relevant Plan and Policies: R10 of BFBLP].

05. No yurts shall be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

06. Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the Local Planning Authority, detailing the containment, control and removal of Japanese Knotweed (*Fallopia japonica*) and Indian Balsam (*Impatiens glandulifera*) on site. The measures shall be carried out strictly in accordance with the approved scheme.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

07. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP:

Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging development activities
- b) identification of "biodiversity protection zones"
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during development (may be provided as a set of method statements)
- d) the location and timing of sensitive works to avoid harm to biodiversity features
- e) the times during development when specialist ecologists need to be present on site to oversee works
- f) responsible persons and lines of communication
- g) the role and responsibilities on site of an ecological clerk of works or similarly competent person
- h) the use of protective fences, exclusion barriers and warning signs

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the development period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

08. 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. The proposed development shall be implemented in accordance with the approved scheme.

REASON: In the interests of nature conservation

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

09. No yurt shall be occupied until details of the vehicle parking and turning space have been submitted to and approved in writing by the Local Planning Authority. The approved parking areas shall be surfaced and marked out in accordance with the approved drawing prior to the occupation of the first yurt. The spaces shall thereafter be kept available for parking at all times.

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

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

10. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 27237/001 Revision A, dated March 2015 and prepared by Peter Brett Associates, drawing number PL-101-B dated September 2012 and the following mitigation measures detailed within the FRA:
- o 8 Yurts to be located within flood zone 1 as shown in drawing number PL-101-B dated September 2012.
 - o Identification and provision of safe route(s) into and out of the site to an appropriate safe haven by locating the yurts in Flood Zone 1 as shown in drawing no. 27237/001/001 - Rev B dated 10 May 2013.
- The mitigation measures shall be fully implemented prior to occupation and maintained as such for the life time of the development.
- REASON: To ensure that the proposed development is located in the area at lowest flood risk and to ensure safe access and egress from and to the site, in accordance with paragraph 103 of the National Planning Policy Framework (NPPF).

11. No construction or ground clearance shall take place until a survey for otters has been conducted. If otter holts or other otter refuge sites are found to be present, a plan detailing the protection and/or mitigation of damage to them, and/or prevention of disturbance of otters occupying them, should be submitted to and agreed in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
REASON: Otters are a European Protected Species and they are also fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. Therefore this condition is sought in accordance with paragraph 109 of the NPPF to ensure that the presence of otters is fully assessed and that protection measures are on site prior development. Paragraph 109 of the NPPF states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.
12. The yurts hereby approved shall not be occupied by a person or persons as their primary residence.
REASON: To ensure the yurts are used only ancillary to the use of the fisheries and to ensure there is no detrimental the impact on the SPA.
[Relevant Plans and Policies CS14 CSDPD, Policy R10 BFBLP,

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework
02. Your attention is drawn to the conditions attached to this consent. All conditions must be complied with. Before development commences you must discharge conditions 3 (materials), 5 (landscaping), 6 (invasive non-native species protocol), 7 (CEMP: bio-diversity), 9 (parking and turning), 11 (otter survey),
03. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Blackwater designated as 'main river' and the bank of the Middle Lake and Doughnut Lake.

04. Under Section 30 of the Salmon and Freshwater Fisheries Act 1975 you will require a site permit from the Environment Agency to stock your fishery and need to be registered with CEFAS (Centre for Environment, Fisheries and Aquaculture Science). This is to prevent the spread of fish diseases and to minimise damage to fisheries or the environment that may be caused by unregulated or inappropriate fish movements. Application forms can be found on <https://www.gov.uk/permission-to-move-live-fish-to-or-from-a-fishery>
05. The Fisheries, Biodiversity and Geomorphology team can be contacted for further advice via our National Customer Contact Centre (enquiries@environment-agency.gov.uk, telephone: 08708 506 506). A series of fisheries advisory publications can be downloaded free from our website <http://www.environment-agency.gov.uk>. The Institute of Fisheries Management is another good source of information <http://www.ifm.org.uk/>. Angling is a popular sport amongst the disabled and fisheries can be designed to be accessible to all. Further information is available from the British Disabled Angling Association <http://www.bdaa.co.uk/>.
06. Groundwater in the River Terrace Deposits and alluvium in this location is very shallow. A suitable management plan should be in place for the maintenance and emptying of chemical toilets within the reception area and facilities blocks, to ensure that no sewage effluent or chemicals are directly discharged into groundwater.
07. Although the yurts are to be situated within an area outside of the 1% Annual Exceedance Probability (AEP) plus 20% allowance for climate change flood extent, they are still close the edge of the floodplain. Therefore the applicant is advised that the floor levels of the yurts are raised 300mm above the 1% AEP plus 20% allowance for climate change flood level to provide further resilience in a flood event.
08. The log book should record the yurt being occupied occupiers name, normal contact address (primary residence), and membership details of the club, dates of occupation (start and end) for each period of occupation.

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