

Unrestricted Report

ITEM NO: 12

Application No.
15/00547/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
22 June 2015

Target Decision Date:
21 September 2015

Site Address:

Orchard Lea Drift Road Winkfield Windsor Berkshire

Proposal:

Part redevelopment of existing office buildings to provide 14 residential units (Class C3) together with garages, balconies, hard and soft landscaping, open space and reconfiguration of car park and closure of entrance off Winkfield Lane.

Applicant:

Danescroft (Orchard Lea) Ltd

Agent:

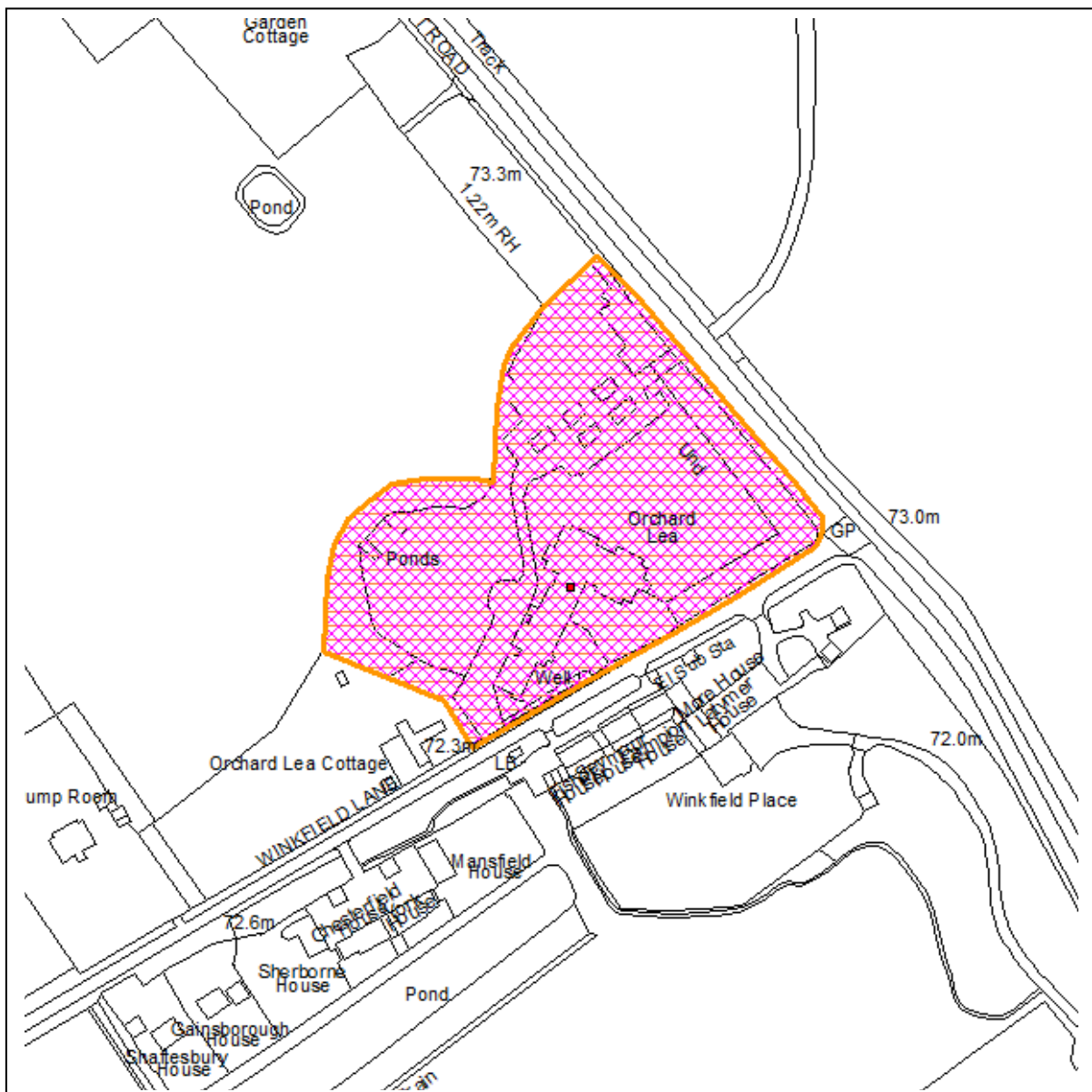
Ms Paula Stratford

Case Officer:

Trevor Yerworth, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the part redevelopment/ part change of use of an existing office building to provide 14 residential units, including four houses and ten apartments. The site lies within the Green Belt.

1.2 The proposed development is considered to be appropriate development in the Green Belt. The site constitutes previously developed land and development is shown to be largely within parts of the site currently developed as office buildings or as car parking areas. The overall height of development would not be increased and the form of development results in a reduced mass of buildings. The proposed development would not result in any adverse impact on the openness of the Green Belt.

1.3 The proposed development would result in a reduction in vehicular trips. Although the development would be predominantly served by cars due to its rural location, this is also true of the current office use of the site.

1.4 The proposal development is considered to have an acceptable impact on the character and appearance of the surrounding area, on the residential amenities of neighbouring properties, on the setting of nearby listed buildings, on highway safety, on biodiversity and on trees and landscaping.

1.5 The LLFA has requested additional information in respect of the drainage strategy. The application is therefore recommended for approval subject to confirmation by the LLFA that an acceptable drainage strategy has been submitted and subject to the imposition of appropriate conditions.

RECOMMENDATION

Subject to confirmation by the LLFA that an acceptable drainage strategy has been submitted Planning permission be granted subject to the conditions set out in Section 11 of this report amended, added to or deleted as the Head of Planning considers necessary
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 This application is reported to committee as it has been advertised as a departure from the Development Plan.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Green Belt

Land outside a settlement

Setting of a Listed Building

3.1 The site straddles the administrative boundary with the Royal Borough of Windsor and Maidenhead (RBWM) and a duplicate application has been submitted to that Authority. The vast majority of the site lies within Bracknell Forest, including all the existing and proposed buildings, however the Drift Road access and a narrow strip of land within the site adjacent to Drift Road is within RBWM.

3.2 This 1.7ha site lies within a rural location at the junction of Winkfield Lane and Drift Road approximately 7km north east of Bracknell town centre and 5km south west of

Windsor town centre. The site contains a large three storey building with a maximum ridge height of 12m and a floorspace of 2,366 sq m (2,100 sq m net) set within extensive landscaped grounds. Orchard Lea is presently in use as serviced office accommodation, however the existing tenants are due to vacate the premises in October 2015. In addition the site contains 110 hard surfaced car parking spaces serving the office accommodation.

3.3 The main vehicular access is from Drift Road which serves the main car park. There is an informal one way traffic circulatory system in operation with traffic moving through the site from the main car park to exit onto Winkfield Lane. A further access off Winkfield Lane serves a separate car park isolated from the rest of the site.

3.4 Drift Road forms the eastern boundary to the site, beyond which lies extensive woodland forming part of Windsor Forest. Winkfield Lane forms the southern boundary with residential properties opposite and to the west of Orchard Lea. The northern boundary adjoins open fields.

3.5 The site is well screened on all sides by mature woodland. An ivy clad brick wall bounds the site on the Winkfield Lane frontage. The site is generally secluded from public view, except in the vicinity of the Winkfield Lane car park where the access affords clear views of the building and parking area. In addition glimpsed views can be obtained of the north western corner of the main car park from Drift Road where the boundary screening is less substantial.

3.6 The surrounding area is generally open, gently undulating countryside comprising fields and extensive areas of forest. In the vicinity of the site there is some scattered residential development on the north eastern fringes of Winkfield. Immediately opposite the site is Winkfield Place, a grade II listed building. A further listed building, The Pump House lies a short distance to the west of the site on the north side of Winkfield Lane.

4. RELEVANT SITE HISTORY

4.1 Planning permission was granted in January 1989 for the demolition of the east wing and erection of a new building for B1 use, including refurbishment of the existing building (615112).

4.2 On 31 August 2005 planning permission was granted for change of use from offices (Class B1) to residential to provide 23 two bedroom flats with associated parking and access (04/00989/FUL). The proposals also included remodelling of the newer part of the building to include the provision of balconies, a reduction in the number of car parking spaces from 110 to 35 and the provision of a new access road through the site.

4.3 The above development was not implemented and on 22 November 2010 planning permission was granted for an extension of time to implement the above planning permission (10/00573/EXT). This planning permission remains extant and expires on 22 November 2015.

4.4 In June 2015 BFC issued an EIA screening opinion (application 15/00024/SCR) to the effect that the proposed development did not constitute EIA development.

5. THE PROPOSAL

5.1 Full planning permission is sought for the part redevelopment/ part change of use of the existing office building to provide 14 residential units, including four houses and ten apartments (Use Class C3) together with garages, balconies, hard and soft landscaping, open space, an internal estate road and the reconfiguration of the car park.

5.2 It is proposed to sub-divide vertically the attractive, original part of the building to create four large four and five bedroom houses. An unattractive modern extension would be demolished and a new separate building constructed with a similar scale and position to accommodate 10 two bedroom apartments.

5.3 The majority of the development will be accessed from the existing site access off Drift Road with one of the houses accessed via an existing vehicular entrance off Winkfield Lane. The existing accesses to the separate car park on Winkfield Lane would be closed and replaced with a pedestrian/cycle access. The existing brick wall along Winkfield Lane would be retained and extended across the existing access proposed to be closed off.

5.4 Each of the houses will be provided with private gardens, garage and a driveway providing additional car parking.

5.5 The proposed development would be incorporated within the footprint of the existing buildings and car parking areas immediately adjoining the existing office building. A large area of the existing hardstanding used for parking adjoining Drift Road would be removed and landscaped.

5.6 The conversion works to create the four houses would retain the existing style, materials and scale of the building and would only require minor alterations to the façade to provide new entrances for the houses. In addition new and amended window openings are proposed. A roof level extension in the form of a tiled mansard roof with lead faced dormers is proposed for house 1 to provide two additional bedrooms. The extension would be set behind the existing brick parapet façade line of the original house and set below the ridge line of the adjoining part of the building. Small extensions are also proposed for houses 2 and 4.

5.7 The detached apartment building would be constructed using matching materials including red facing bricks with a pitched tile roof, with matching detailing of tile hanging, projecting bay windows and decorative features. The height of the proposed apartment building roof would be no taller than that of the existing office building. A refuse store and cycle park is proposed adjacent to the apartment block.

5.8 The landscaping scheme retains the highest quality trees that provide a wildlife buffer and screening to the site boundaries. Substantial areas of additional landscaping are proposed, including the planting of approximately 53 semi-mature trees. Ecological enhancements are also proposed including the retention and extension of existing ponds and the preservation of habitats on site, including the translocation of existing bee orchids to new meadow areas and further native woodland planting.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 No objection

Other representations:

6.2 No other representations have been received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer

7.1 No objection subject to conditions.

Lead Local Flood Authority

7.2 Further information requested.

Biodiversity Officer

7.3 No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Green Belt	CS9 of CSDPD, Saved Policies GB1, GB2 & GB4 & H5 of BFBLP	Policies GB1 & H5 not fully consistent Policies CS9, GB2 & GB4 consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Environment	CS1 & CS7 of CSDPD; Saved policies EN1, EN3, EN8, EN20 of BFBLP	Policy EN8 not consistent; other policies consistent
Transport	CS23 of CSDPD; Saved policies M4 and M6 of BFBLP	consistent
Other publications		
Parking Standards SPD		
Community Infrastructure Levy Charging Schedule 2015		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of Development
- ii Impact on character and appearance of the area, including the setting of listed buildings
- iii Impact on residential amenity
- iv Transport issues
- v Flood risk and drainage
- vi Biodiversity, including SPA mitigation
- vii Trees and Landscaping issues
- viii Infrastructure mitigation

i. Principle of Development

9.2 This application proposes new residential development on land outside a settlement and within the Green Belt. This is in conflict with the provisions in saved BFBLP policies EN8, GB1 and H5 which seek to prevent new residential development on land outside of settlements and in the Green Belt. Accordingly the application has been advertised as a departure from the Development Plan. However as explained below, it is considered that the relevant parts of the above policies are not fully in accordance with the NPPF and as such they are out of date and only limited weight can be attached to them.

9.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. SALP Policy CP1 requires a positive approach to considering development proposals which reflects the presumption in favour of sustainable development as set out in the NPPF. It states that the Development Plan is the statutory starting point for decision making. However where relevant policies are out-of-date, permission will be granted unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, or where specific policies in the NPPF indicate that development should be restricted.

9.4 Policy CS1 of the CSDPD relate to sustainable development principles, and is considered to be consistent with the NPPF and therefore can be afforded full weight. Policy CS1 refers to the need to locate development in locations that reduce the need to travel, supporting the economic well being of the population and protecting and enhancing the character and quality of local landscapes and the wider countryside.

9.5 Policy CS2 sets out a sequence for allocating land for development in the Borough and states that development will be permitted within defined settlements and on allocated Sites. Although the application is not in accordance with the sequential approach set out in Policy CS2 as the site is not within a settlement or an allocated site, other development plan policies and guidance in the NPPF consider how sites within the Green Belt may be developed.

9.6 Policy CS9 states that the Council will protect land outside settlements for its own sake, particularly from development which would adversely affect the character, appearance or function of the land, and will also maintain the Green Belt boundary and protect the Green Belt from inappropriate development. Policy CS9 is considered to be consistent with the NPPF as although the NPPF has changed the definition of buildings that might not be inappropriate, policy CS9 does not go into detail on what comprises inappropriate development.

9.7 BFBLP 'saved' Policy EN8 also sets out that the countryside will be protected for its own sake and that, outside the settlement boundary, development will be permitted only where it would not adversely affect the character, appearance or function of the land, would not damage its landscape quality, and where it is conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt. The implications of recent appeal decisions is that the Council cannot demonstrate a five year land supply. Para. 49 of the NPPF states that in such a situation relevant policies for the supply of housing should not be considered up to date and the weight to be attached to them reduces. Insofar as it relates to land outside of the Green Belt this policy is therefore out of date and carries reduced weight when applied to housing development. However this does not apply to those areas outside of a settlement boundary within the Green Belt.

9.8 BFBLP 'saved' Policy GB1 sets out that permission will not be granted, except in very special circumstances, for any new buildings in the Green Belt unless it is acceptable in scale, form, character and siting, would not cause road safety or traffic problems and is for one of a list of appropriate uses. Residential development (other than the replacement of an existing dwelling) is not a use considered appropriate in relation to this policy. As explained later this is not consistent with the NPPF and therefore only limited weight can be attached to aspects of this Policy.

9.9 BFBLP 'saved' Policy GB2 sets out a general presumption against changes of use of land in the Green Belt unless it is for one of a list of appropriate uses, including "other uses which protect the open, rural and undeveloped character of the Green Belt". As explained below the proposed residential use is considered to fall within this category of development and is therefore in accordance with Policy GB2. Although the NPPF does not make explicit reference to changes of use of land, this policy is not considered to be inconsistent with the general approach to Green Belt within the NPPF. In particular paragraph 90 which refers to certain other forms of development (i.e other than new buildings) as not being inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

9.10 BFBLP 'saved' Policy GB4 sets out criteria for assessing the acceptability of a proposed change of use of a building within the Green Belt. Factors to consider include the scale and nature of the proposed use and any extensions proposed; whether the impact on the open rural character of the Green Belt would be materially greater than that of the present use; whether the building is of permanent construction and in keeping with its surroundings and whether its adaption would result in harm to the character of the building or its surroundings. Policy GB4 is considered to be generally consistent with the NPPF.

9.11 BFBLP 'saved' Policy H5 seeks to prevent the erection of new dwellings outside defined settlement boundaries. As in the case of Policy EN8, as the Council cannot demonstrate a five year land supply para. 49 of the NPPF states that relevant policies for the supply of housing should not be considered up to date. Insofar as it relates to land outside of the Green Belt Policy H5 is therefore out of date and carries reduced weight when applied to housing development. However this does not apply to those areas outside of a settlement boundary within the Green Belt.

9.12 Despite conflict with some of the above policies it must also be considered whether there are any other material considerations. The NPPF is an important material consideration. In the case of this proposal, the site is located within the Green Belt. Section 9 of the NPPF contains specific policies relating to development in the Green Belt. Where there is any conflict with the Development Plan policies set out above the proposal should be assessed against the policies of NPPF and not in accordance with the these policies which are rendered "out of date" by the NPPF's more recent policies. Paragraph 88 of the NPPF states that when considering planning applications the LPA should ensure that substantial weight is given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness or any other harm is clearly outweighed by other considerations.

9.13 Paragraph 89 sets out that construction of new buildings is inappropriate in the Green Belt unless it is one of a list of appropriate uses. Of particular relevance to this proposal this list differs significantly from that in Policy GB1. The NPPF list includes the additional item 'Limited infilling or the partial or complete redevelopment of

previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development'. The glossary to the NPPF (Annex 2) defines 'previously developed land' as 'land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure'.

9.14 As the site currently contains a large office building and extensive areas of hardstanding used for parking and circulation it is considered to fall within this definition of 'previously developed land', and therefore to fall within the list of potentially appropriate development within the Green Belt. Whether the proposed development does actually comprise appropriate development now is not a question of the actual use being proposed but requires a judgement to be made of the impacts of the proposed development on the openness of the Green Belt. In considering this impact, factors such as the massing, location and height of the proposed buildings, together with any changes to likely amounts of traffic to the site will be considered. Although the current use could be said to encroach into the countryside, the proposed use will be assessed by considering whether any change in impact would amount to an increased degree of encroachment with a greater impact on the openness of the Green Belt.

9.15 While the development plan policies referred to above are considered to be generally consistent with the aims of the NPPF, in relation to the Green Belt there is considered to be some conflict between Policy GB1 and the NPPF due to the change in the definition of what comprises appropriate development within the Green Belt which is less restrictive in the NPPF. Therefore limited weight should be given to this part of Policy GB1 and the NPPF should instead become the basis for assessment. Furthermore the NPPF does not completely exclude new dwellings outside of settlements; therefore the weight that can be given to BFBLP 'saved' Policy H5 in this respect is also reduced.

9.16 In terms of assessing the proposal against the NPPF, the proposal would appear to fulfil the economic role of sustainable development in providing required housing. The proposal would assist in encouraging the reuse of land that is previously developed and which will become vacant in October. The proposed housing would also meet the social role of sustainable development by helping increase the supply of housing to meet the needs of the community. The development would not provide affordable housing but provides for some mix in types of housing, including 2 bedroom flats and 4 and 5 bedroom houses. The environmental role of sustainable development would be met by enhancing or protecting the natural environment. The extent to which this role is fulfilled in the proposal depends upon the impact the proposal would have on the openness of the Green Belt and the impact of the proposal on ecology and trees on the site.

9.17 The Bracknell Forest Employment Land Review (2009) concluded that there is a significant over supply of office sites in both Bracknell and the wider region. The site is not within a defined employment area or in a town centre location so there is no concern over the loss of office use in employment policy terms. Paragraph 51 of the NPPF states that local planning authorities should normally approve planning applications for changes to residential use and any associated development from commercial buildings where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

9.18 This is relevant to the current proposal and therefore there is no objection in principle to the loss of an office use on this site or to the demolition of the modern extension to existing building. This acceptance of the principle of the loss of office use is already confirmed through the extant planning permission for the change of use of the existing building to residential.

9.19 The key issue for this proposal therefore is whether or not the proposed development would have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

9.20 The NPPF stresses that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and the essential characteristics of Green Belts are their openness and permanence. The existing built footprint presently extends to 1,285 sq m. The proposed main building footprint would be less at 1,190 sq m. However when the proposed garages and bin/ cycle stores are included the total footprint would increase by approximately 11% to 1,429 sq m. If the total developed area of the site, including the area covered by hardstanding is taken into consideration, there would be a reduction of 1,101 sq m representing a 19% reduction in the total amount of buildings and hardstanding on site.

9.21 Although there would be a substantial overall reduction in the developed footprint there are some changes in respect of which parts of the site would be used for parking and circulation. The major reduction in hardstanding would arise from the removal of the main car park at the northern end of the site. This would become communal woodland under the proposed scheme. This is one of the few places where the site can be seen from Drift Road, and is considered to represent a significant benefit of the development as any glimpsed views of parked cars would be replaced with views of trees and landscaped grounds. It would completely remove built development from this part of the site. In this respect the proposed development would significantly improve the openness of the Green Belt.

9.22 Given the depth and extent of the tree screening around the application site, views from public vantage points are limited. As such, the current perception of openness, when viewed from outside the site, would be retained and enhanced further by additional tree planting and other landscaping proposals. The perception of openness would be further enhanced by the removal of the separate car park on Winkfield Lane which is visible in the public street scene, and its replacement with private enclosed gardens for the proposed houses. A further significant benefit arises from the separation of the apartment building from the houses which would reduce the scale, mass and bulk of the built form and allow views from Winkfield Lane through the site towards open countryside.

9.23 Set against these benefits there are some areas of the site which would see a loss of openness. These include part of the grassed amenity area immediately north of the office building, part of which would become a car parking area for the proposed apartments. The other major area that would see a reduction in openness is the area to the west of the existing building. Presently there is a driveway with a small parking area beyond which is a large open grassed area leading to two ponds close to the western boundary. This part of the site under the proposed development would become more enclosed, with the main driveway being diverted further from the building leading to a private courtyard area for three of the houses with garages, parking, a circular driveway and gardens. Following discussion with your officers the layout has been revised to reposition the garages so they are in a less intrusive location and would not block views out from the houses towards the communal gardens and open countryside beyond. The driveway and turning area has also been reduced and all the

apartment parking is now located adjacent to the apartment building with no parking retained in the area of the main car park. These revisions have significantly reduced the amount of hard surfaced area and are considered to represent a significant improvement in the openness of the Green Belt compared to the original proposals.

9.24 The proposed extensions to the retained buildings and the new garages and bin store would result in an overall increase in gross internal floorspace of 587 sq m (22%). However there would be no increase in the height or footprint of the main building and therefore this additional floorspace is not considered to result in a significant loss of openness.

9.25 On balance it is considered that the proposed residential development would not have a materially greater scale, height or mass than the existing building or materially encroach onto presently open areas of the site. As such the development proposed would not have a greater impact on the openness of the Green Belt than the existing development, and therefore is not considered to constitute inappropriate development within the Green Belt.

9.26 The existence of an extant planning permission for the conversion of the whole existing building to form 23 apartments on the site, and the potential permitted development rights to convert the existing building to flats are also material considerations. Both these alternatives are considered to establish the principle of residential use of this site and to have broadly similar impacts to the proposed development in terms of their impact on the openness of the Green Belt. However the proposed development is considered to offer significant design benefits compared to these alternatives principally through the reduction in massing caused by creating a detached apartment building. Having two smaller buildings would reduce the bulk of the large existing building as well as removing a large unattractive extension allowing the integrity of the original older property to be regained. Further the reduction in the number of dwellings would be likely to result in a reduction in the amount of traffic and general levels of activity at the site compared to the extant permission.

9.27 In summary, the site is located on land outside a settlement and within the Green Belt as defined on the Bracknell Forest Policies Map. There are no Development Plan policies that would seek to retain the employment uses on this site and there is no objection to the principle of residential development here. It is considered that the proposed redevelopment of the site for housing would not have a greater impact on the openness of the Green Belt than the existing development. As such the proposal would be appropriate development within the Green Belt as defined by the NPPF. The proposed development is therefore considered to be acceptable in principle.

ii. Impact on Character and Appearance of Area including the setting of listed buildings

9.28 Core Strategy Policy CS1 deals with sustainable development and expects new development to protect and enhance historic and cultural features of acknowledged importance. Policy CS7 deals with the design of new development and expects proposals to build on rural local character, respecting patterns of development and the historic environment. BFBLP Policy EN20 (proviso i) requires development to be in sympathy with the character and appearance of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views. These policies are consistent with Chapter 7 of the NPPF and are therefore are considered to have significant weight.

9.29 The NPPF attaches great importance to the design of the built environment (paragraph 56). Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (Paragraph 64).

9.30 The application site currently comprises a developed office site within the open countryside, bounded by mature woodland. The design of the scheme has sought to maintain the openness of the Green Belt through keeping the proposed development substantially within the footprint of the existing building and retaining the mature tree screening around the perimeter of the site.

9.31 The perceived massing of the building would be reduced through the demolition of the unsympathetic extension and its replacement with a stand alone building, allowing views between the buildings towards the communal grounds and open countryside beyond. The new apartment building has been designed to provide a modern building while reflecting the character, style, scale and materials of the original building and is considered to represent an enhancement to the appearance of the site. Although the existing built footprint would be increased as a result of ancillary buildings such as garages these are all single storey and relatively low key buildings and would not be readily visible from public viewpoints. Following discussion with your Officers the applicant has amended the layout, including the position of the car parking and some of the garages. This has resulted in an improved relationship with the adjacent communal amenity areas, and further reduced the amount of hardstanding on the site improving the openness of the Green belt.

9.32 As the proposed development largely follows the footprint of existing buildings and hardstandings on the site, overall changes to the character and appearance of the site are considered to be minimal in terms of how the site is perceived from public viewpoints. Its character and appearance would be enhanced through the removal of car parking areas visible in the street scene and the demolition of the unsympathetic extension to the original building. A reduction in levels of traffic would also reduce the perception of urbanisation at this developed site providing further enhancements to its character and appearance.

9.33 Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through development within its setting.

9.34 Opposite the site on the south side of Winkfield Lane lies Winkfield Place, a Grade-II Listed country house, dating back to the Late C18. It is considered that the site forms part of the setting of the Listed Building as views to and from Winkfield Place can be obtained from within the site. However, as noted above changes to the character and appearance of the site are considered to be minimal, and if anything would represent an enhancement to the setting of the listed building.

9.35 The proposed development is therefore considered to be acceptable in terms of its impact on the character and appearance of the area and its impact on the setting of the adjacent listed building. The proposal is therefore considered to be in accordance with the NPPF and Development Plan policies CS1, CS7, and EN20

iii. Impact on Residential Amenity

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

9.37 The closest property to the application site is Orchard Lea Cottage which adjoins the site to the west. This property is 25m from the closest part of the existing building. In between the two properties there is substantial boundary screening and a driveway leading to the Winkfield Lane access. This arrangement would be very similar under the proposed development. The building would be converted into a house with a new garage constructed on part of the existing driveway. The access onto Winkfield lane would be retained but would now only serve a single dwelling. The mature boundary trees and other vegetation would be retained and enhanced. It is therefore considered that the proposed development is unlikely to result in any significant impact on the amenities of the occupiers of Orchard Lea Cottage.

9.38 Opposite the site on the south side of Winkfield lane there are a number of mews style residential properties. At their closest these are over 25m from the existing building at Orchard Lea. The proposed development would not come any closer to any of these properties than the existing building and it is considered that the change of use to dwellings would reduce traffic and be more in keeping with the residential nature of this part of Winkfield Lane. The proposal is therefore considered to be acceptable in terms of its impact on the residential amenities of existing residents in the area and to be in accordance with policy EN20 of the BFBLP.

iv Transport Issues

9.39 BFBLP Policy M9 and CSDPD Policies CS23 and CS24 seek to promote or retain safe highway access and suitable off-road parking provisions, thus avoiding highway safety implications. This is consistent with the objectives of the NPPF. A further material consideration for parking provision is provided in the Council's adopted Parking Standards. (The SPD was adopted following public consultation, so can be afforded significant weight. It provides guidance to supplement 'saved' BFBLP Policy M9 (parking).

Access:

9.40 The main site access (serving 10 apartments and 3 dwellings) would be off Drift Road. The access is within the administrative boundary of the Royal Borough of Windsor and Maidenhead. The retention of this access is considered acceptable. An existing vehicular access onto Winkfield Lane will be retained to serve a single residential dwelling. The continued use of this access to serve a single property is also considered acceptable, given its current business use.

9.41 There are two further vehicular accesses onto Winkfield Lane which will be closed off to vehicles, although the easternmost access would be retained for access by pedestrians and cyclists. Visibility is restricted to the left (towards the junction with Drift Road) due to over-hanging trees and vegetation and this will need to be cut-back to ensure sight-lines for the safety of pedestrians and cyclists entering the road. This, together with the closure of existing accesses can be secured by planning conditions.

9.42 The Transport Statement notes that, 'the site is located in a rural location and as such will be mainly reliant on motorised transport'. Also, 'along the majority of Drift Road and Winkfield Lane there is no pedestrian footway provision'. The nearest bus stops are approximately 1.2km from the site and no provision for cyclists exists on local roads. It is acknowledged that this site is in an unsustainable location where residential

development would not normally be permitted; however, the site has an existing use as offices which are also reliant on the private car and are not conducive to walking, cycling and bus journeys. As such no objection is raised on the grounds of poor access to non car modes of travel.

Parking:

9.43 The proposed residential development will provide a total of 39 car parking spaces, which includes 3 visitor spaces and 6 disabled spaces. The 4 houses will each be provided with a garage providing 2 parking spaces and driveways which allow parking for up to 2 additional vehicles. Parking for the remaining residential apartments is provided within a separate car parking area and provides 23 spaces for the 10 apartments in accordance with the adopted standard of 2 spaces per apartment set out in the Parking Standards (July 2007) Supplementary Planning Document.

9.44 22 cycle parking spaces are to be provided for the apartments within a secure cycle store. Secure cycle parking for each house will be provided within the garages.

Vehicle Movements:

9.45 The applicant has provided a transport statement for the proposal and this concludes that there will be a significant reduction in the number of vehicle movements as a result of the proposed residential development. The assessment concludes that the existing office buildings have the potential to attract 382 daily vehicle trips compared to approximately 63 daily trips for the proposed residential use, which would represent a reduction in traffic movements of 83.5%. The Highway Authority has confirmed that the existing offices would generate greater trips than the proposed residential use.

9.46 In conclusion the proposal is considered to be acceptable in terms of access and parking arrangements. Vehicle trip rates are likely to be significantly lower than the existing office use when fully occupied. The proposal is therefore in accordance with BFBLP Policy M9 and CSDPD Policies CS23 and CS24.

v Flood Risk and Drainage

9.47 Paragraph 103 of the NPPF seeks to ensure that when determining planning applications Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site specific flood risk assessment.

9.48 A Flood Risk Assessment has been submitted that concludes that the proposed development is not at significant flood risk subject to flood mitigation strategies being implemented. As the site falls within Flood Zone 1 a NPPF Sequential Test in respect of flood risk is not required. The report concludes that the site is considered to be at low risk from flooding and is not considered to increase flood risk to others.

9.49 The submitted Flood Risk Assessment and surface water drainage strategy has been assessed by the Council as Lead Local Flood Authority (LLFA). Following initial comments additional information has been submitted. It is considered that there is no reason to believe that an acceptable drainage strategy cannot be achieved for this site and therefore it is recommended that Members delegate authority to the Head of Planning to determine the application following confirmation from the LLFA that a satisfactory strategy has been submitted.

vi Biodiversity and SPA mitigation

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

9.51 The site is not subject to any site specific environmental constraints or Tree Preservation Orders. However, the site is located adjacent to Windsor Forest SSSI and SAC. An extended Phase 1 Habitat Survey Report was submitted with the application which provides an assessment of the ecological value of the site. The study identified that the amenity grassland on the eastern side of the site contains Bee Orchids and recommends that the grassland is retained in situ or translocated and incorporated into the new landscaping scheme. It also identifies that the pond, scrub and woodland verges to the site have potential for great crested newts and recommends further survey work is undertaken. The survey also recommends that due to the potential for bat and bird species both on the site and within the surrounding habitats a further survey should be undertaken to inform the need for any mitigation in relation to roosting bats if they are found to be utilising the site.

9.52 Further survey work was accordingly carried out and a Phase 2 Protected Species Survey has been submitted. This found that Common Pipistrelle bat roosts are present across the roof of the existing building and recommends additional bat emergence survey work is carried out.

9.53 The survey also concluded that the three ponds gave a positive result for great crested newts and that there is a risk that the great crested newts will be negatively impacted as a result of the proposed development in the absence of further surveys and the production of an appropriate mitigation plan. The report recommends further surveys are undertaken to establish a population, size class estimate and an appropriate mitigation plan.

9.54 As a result of the above surveys a biodiversity mitigation strategy was prepared and submitted with the application. This sets out a number of mitigation measures to ensure that the habitats are preserved and restored as necessary. The strategy states that no direct impacts are anticipated in relation to Windsor Forest and Great Park SSSI and SAC during the redevelopment of the site providing the mitigation outlined in the strategy is implemented.

9.55 The mitigation proposed includes the following measures:

- The areas of amenity grassland to the east of the site containing bee orchids will be translocated and incorporated into the new landscaping scheme within areas of new wildflower meadow planting;
- Areas of species rich in native wildflower meadow will be created on the site adjacent to existing areas of plantation woodland on the eastern part of the site and adjacent to the two ornamental ponds;
- An updated badger survey immediately prior to any construction on site to ensure no new setts have been dug;
- Works to be undertaken in accordance with a Bat Method Statement;
- Survey work on two acacia trees which are scheduled to be removed, immediately prior to their removal to confirm bat presence/likely absence. If bats or signs of bats are found then a Mitigation Licence to be sought from Natural England prior to their removal;

- Great crested newts are present in the three ponds within the site. All three ponds will be enhanced for great crested newts on a yearly basis;
- A small scrub area on the western fringe of the site provides suitable habitat for reptiles, specifically the slow worm. As a precaution any scrub clearance will take place in phases/strips, which allows reptiles to gradually move back into areas of the habitat that will not be affected to avoid any potential harm.

9.56 These mitigation measures are considered appropriate and proportionate and can be secured by appropriately worded conditions.

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

9.58 This site is more than 7km from the Thames Basin Heaths Special Protection Area and therefore the proposed development would have no impact on the SPA and no mitigation is required.

vii Trees and Landscaping Issues

9.59 Policy CS7 of the CSDPD seeks to enhance the landscape and Policy EN1 of the BFBLP seeks to prevent the destruction of trees and hedgerows that are important to the retention of the character and appearance of the landscape. These are consistent with the objectives of the NPPF.

9.60 The site contains a significant number of trees and woodland areas. An Arboricultural Report has been submitted that indicates that the majority of trees to be lost are of low category because of their poor condition or size. No Category A trees are to be removed and just one Category B Willow tree would be felled to provide light into the pond area enhancing the wildlife and landscape amenity of the development. This tree is well within the site and not prominent in any public view. It is not considered to contribute significantly to the amenity of the site or the character of the local area and is set against a backdrop of large trees to be retained.

9.61 To mitigate the loss of trees a comprehensive new landscaping scheme is proposed which includes new trees to be planted. The proposed long term management to remove ornamental species and replace them with native species trees and shrubs will further enhance the character of the area. The proposed soft landscaping is considered to be acceptable in principle, however further details are required in respect to means of enclosure which can be secured by condition.

9.62 The proposed building footprint is similar to the footprint of the existing building but additional garages are proposed outside the existing footprint. The original plans showed the proposed garages located away from the dwellings enclosing a large turning circle between the dwellings and garages. At the end of the access road there was a large hard surface turning area and an additional layby. In addition there was a second northern parking area on part of the existing main car park. These features cumulatively extended the built form further into the countryside and would have had an urbanising impact on these parts of the site.

9.63 Following discussion with your officers the layout has been revised to reposition the garages so they are in a less intrusive position and would not block views out from the houses towards the communal gardens and open countryside beyond. The

driveway and turning area has been reduced and all the apartment parking is now located to the side of the apartment building with no parking areas retained in the area of the main car park. These revisions have significantly reduced the amount of hard surfaced area and are considered to represent a significant enhancement to the original proposals. Overall it is considered that there would be no adverse impact of the proposed development on trees or landscape and the development is therefore in accordance with policies CS7 and EN1.

viii Infrastructure and Services

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

- (a) infrastructure needed to support growth and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

9.65 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. It applies to any new build.

9.66 If this application were to be approved CIL payments would be collected following commencement of the development. CIL receipts could be spent on infrastructure projects or types of infrastructure identified in the Council's Regulation 123 list of infrastructure that it intends will be wholly or partly funded by CIL. These comprise:-

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements
- strategic road network improvement outside the borough
- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

9.67 CSDPD Policies CS16 and CS17, BFBLP Policy H8, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011 seek to address the housing needs of the community through providing a level of affordable housing on suitable development sites. In this case the number of dwellings falls below the affordable housing threshold of 15 units and therefore no affordable housing is required to be provided under the above policies.

viii Other issues

Sustainable resources and renewable energy

9.68 The NPPF outlines how the impacts of climate change and the delivery of renewable and low carbon energy and associated infrastructure is central to the economic, social and environmental dimensions of sustainable development. Para 96 of the Framework states that in determining planning applications, LPAs should expect new development to comply with adopted Local Plan policies on local requirements for

decentralised energy supply, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. This application has been considered against the objectives of the NPPF and in the context of the Borough's energy and sustainability policies, CSDPD Policies CS10 and CS12 which are considered to be consistent with the NPPF.

9.69 Policy CS10 requires the submission of a Sustainability Statement demonstrating how the residential aspect of the development meets current best practice standards. Policy CS12 requires development proposals for five or more net additional dwellings to be accompanied by an energy demand assessment demonstrating how (potential) carbon dioxide emissions will be reduced by at least 10% and will provide at least 20% of their energy requirements from on-site renewable energy generation.

9.70 A Sustainability Statement and Energy and Carbon Emissions Reduction Options Appraisal have been submitted. The Sustainability Statement summarises a range of measures which will be installed and built into the design and construction of the buildings to ensure that the potential carbon emissions associated with annual energy requirements are reduced significantly, beyond minimum standards. These will include superior insulation compared to that required under Part L 1A of the Building Regulations, specification of energy efficient boilers with heat pump technology, consideration of thermal tightness and thermal bridging, along with the potential for the installation of solar thermal or PV technology on the roofs.

9.71 Domestic water consumption will comply with the requirements set out in the Council's Supplementary Planning Document, with particular focus on tap and shower fill rates and the installation of dual flush WCs.

9.72 The Energy and Carbon Emissions Reduction Option Appraisal concludes that to comply with a target of 10% of annual site energy use be met by low and zero carbon technologies, it is proposed to install a total of eight solar thermal heating systems to provide hot water for all the houses and selected apartments on the site which will offset 11.03% of annual site energy requirements. However this appraisal fails to set out how 10% of the development's carbon emissions will be reduced through passive design measures and then on top of this how 20% of the development's energy demand would be offset via the use of onsite renewable energy generation measures. This can be secured by condition.

9.73 The proposed approach to sustainable resources and renewable energy is considered to be acceptable and in accordance with Policies CS10 and CS12.

Land Affected by Contamination

9.74 The applicant has undertaken a Ground Investigation and Geo Environmental Risk Assessment of the site. The report concludes that there is no evidence of potential soil contaminants and that no remediation works are necessary. The report also concludes that the site is not at significant risk from hazardous ground or gas ingress given the absence of nearby significant gaseous sources of risk. The report concludes that it is a low environmental risk. The Environmental Health Officer agrees with this report and does not advise any further action at this time.

10. CONCLUSIONS

10.1 This application has been considered in relation to the presumption in favour of sustainable development as set in SALP Policy CP1 (and para. 14 of the NPPF). This requires a balancing exercise to be undertaken which considers any harm arising against any benefits of the proposal, in relation to the three dimensions of sustainable development set out in the NPPF (economic, social, and environmental). Where policies are out of date, permission should be granted unless the adverse impacts (harm) would significantly and demonstrably outweigh the benefits.

10.2 The proposed development is considered to be appropriate development in the Green Belt. The site constitutes previously developed land and development is shown to be largely within parts of the site currently developed as office buildings or car parking areas. The overall height of development would not be increased and the form of development results in a reduced mass of buildings. It is concluded that the proposed development would not result in any adverse impact on the openness of the Green Belt.

10.3 The proposed development would result in a reduction in vehicular trip rates. Although the development would be predominantly served by cars due to its rural location, this is also true of the current office use of the site.

10.4 The proposed development would increase the supply of housing in the Borough, assisting with the provision of a 5 year supply of housing land.

10.5 The proposal development is considered to have an acceptable impact on the character and appearance of the surrounding area, on residential amenities of neighbouring properties, on the setting of nearby listed buildings, on biodiversity and on trees and landscaping.

10.6 As the proposed development would provide significant benefits in terms of providing housing and reducing traffic and would not result in any significant harm to the openness of the Green Belt or any other material considerations, the NPPF and Policy CP1 indicate that planning permission should be granted. The application is therefore recommended for approval subject to confirmation by the LLFA that an acceptable drainage strategy has been submitted and the imposition of appropriate conditions.

11. RECOMMENDATION

Subject to confirmation by the LLFA that an acceptable drainage strategy has been submitted planning permission be granted subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

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:

752-PL-2.101A house conversion floor plans

752-PL-2.201A proposed apartments plans

752-PL-3.101A existing & proposed Orchard Lea House elevations

752-PL-3.102A existing & proposed Orchard Lea House elevations

752-PL-3.103A existing & proposed Orchard Lea House elevations

752-PL-3.201A apartment block elevations
752-PL-3.202A apartment block elevations

received by the Local Planning Authority on 22.06.2015

752-PL-1.101G proposed site plan
752-PL-1.104B proposed site plan – roofscape
752-PL-2.501B proposed garage and bike shed plans & elevations
752-PL-4.501D existing and proposed massing sections

received by the Local Planning Authority on 18.08.2015

1398a-01F soft landscape proposals
13989a-02F soft landscape proposals (outline)
13989a-02E soft landscape proposals (outline) (sheets 1&2)
1398a-08F landscape management plan

received by the Local Planning Authority on 21.08.2015

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall;
- a) match those of the existing building, or
 - b) shall be as unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

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

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

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

05. No dwelling shall be occupied until the existing accesses to the site identified on the approved plan as to be closed have been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

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

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

07. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. 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]
08. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9]
09. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings.
REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
10. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.
REASON: In the interests of amenity and road safety.
11. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) control of noise (including piling noise)
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- The development shall be carried out in accordance with the approved scheme..
REASON: In the interests of the amenities of the area.
12. No noisy demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Bank Holidays.
REASON: To safeguard the amenities of the area and the occupiers of neighbouring properties.
Relevant Policies: BFBLP EN25

13. Should any unforeseen contamination be encountered during the development, the local planning authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" to agreed timescales and approved by the local planning authority in writing.

REASON: To enable to the local planning authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment.

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

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

15. The development hereby permitted shall be carried out in accordance with the mitigation measures detailed in Viewpoint Associates LLP's Biodiversity Mitigation Plan, dated 27/05/2015, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a. identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

17. No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive demolition and other works to any buildings on site to avoid the potential of harm to bats has been submitted to and approved by the local planning authority. The content of the method statement shall include:

- the purpose and objectives for the proposed works
- detailed designs and/or working methods to achieve the stated objectives
- extent and location of the proposed works shown on an appropriate plan

- a timetable for implementation
- details of persons responsible for implementing the works

The works shall be carried out strictly in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

18. If more than 2 years elapse between the previous bat and Great Crested Newt surveys and the due commencement date of works, updated bat and Great Crested Newt surveys shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

Reason: To ensure the status of bats and Great Crested Newts on site has not changed since the last survey.

19. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement/Pre-assessment Estimator and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

20. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:

(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%).

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

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

[Relevant Plans and Policies: CSDPD Policy CS12]

21. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the amended landscape scheme detailed in the approved landscape drawings by Viewpoint Associates LLP's, dated 18.08.2015 and the Landscape Management Manual dated 08.06.2015, 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.

REASON: In the interests of the visual amenity of the area

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

22. Tree protective fencing and other tree protection measures shall be carried out in full accordance with the details contained in the arboricultural impact statement and method statement by Barrell Tree Consultancy dated 18th August 2015. Tree protection measures shall be put in place prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed

otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

23. No retained tree or hedgerow (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority. If within a period of 5 years of the completion of the development any trees or hedgerows shown to be retained on the approved plans are removed, uprooted, destroyed, die or become diseased another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives it written consent for any variation.

REASON: In the interests safeguarding visual amenity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

24. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission or as may otherwise be agreed in writing by the Local planning Authority.

REASON: - In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule or the erection or alteration of a gate, fence, wall or other means of enclosure permitted by Class A of Part 2 of the 2015 Order shall be carried out.

REASON: - The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply. Furthermore the site contains trees which are a feature of the site where strict control over development is required to ensure their protection and to safeguard the character and visual amenities of the area.

[Relevant Policies: BFBLP EN1, EN20, GB1, Core Strategy DPD CS9]

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