

ITEM NO: 5Application No.
15/00383/FULWard:
Winkfield And
CranbourneDate Registered:
30 April 2015Target Decision Date:
30 July 2015

Site Address:

Street Record Warfield Park Warfield Bracknell Berkshire

Proposal:

Change of Use of land adjoining Warfield Park for the siting of up to 82 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANGS) and informal open space, together with access improvements, landscaping and biodiversity measures.

Applicant:

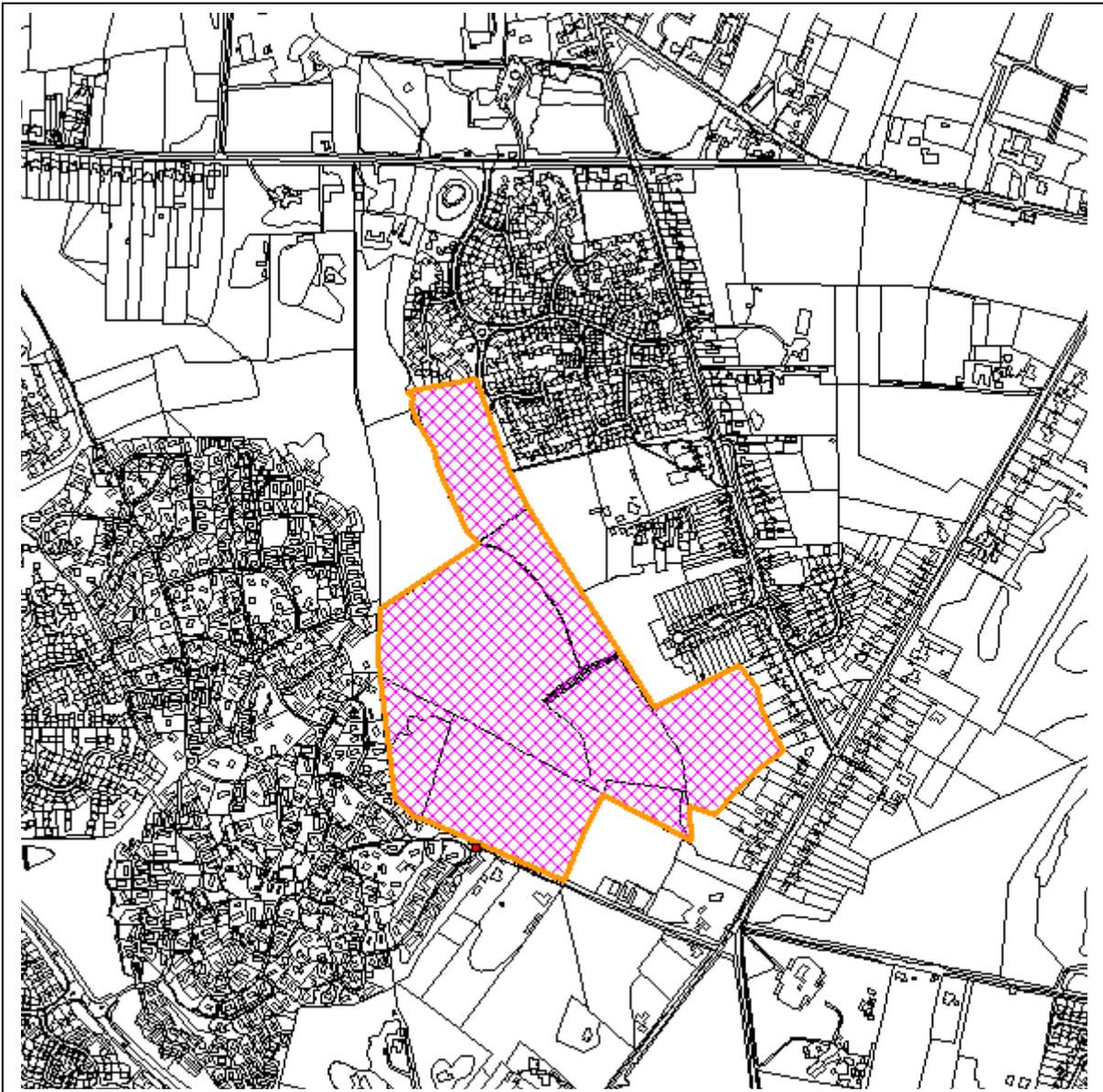
Warfield Homes

Agent:

Mr Andrew Dowell

Case Officer:

Simon Roskilly, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

OFFICER REPORT

1.SUMMARY

1.1 The change of use of land adjoining Warfield Park for the siting of up to 82 mobile homes is sought with the associated provision of suitable alternative natural green space (SANG) and informal open space together with access improvements, landscaping and biodiversity measures.

1.2 The proposal would result in benefits the most significant of which are considered to be the provision of 82 dwellings, including affordable units, and the securing of informal open space/ SANG forming a landscape buffer with associated enhancements to biodiversity and recreation. Against this the proposal would have a harmful impact on the appearance of the countryside area within which it lies, would be relatively poorly located with regard to facilities and services and would result in the loss of part of a Local Wildlife Site. Having balanced these matters overall the harm is not considered to significantly and demonstrably outweigh the benefits of the development and the application is therefore recommended for approval.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report and a S106 legal agreement.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Land outside of defined settlement - Countryside
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Local Wildlife Site

River Corridor

Protected Trees: TPOs 191, 231 & 1025.
--

Landscape Character Area F- Settled Woodland Sands
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Within 250m of a landfill site

Within 5km of SPA

Within 2km of an SSSI

3.1 The 19 hectare application site lies outside any designated settlement and adjoins the Warfield Park Mobile Home site which lies to the west and south and also falls outside a designated settlement.

3.2 The site consists of two tree/hedgerow lined fields under grass and three areas of woodland. The northern element of woodland forms the eastern part of Big Wood. It comprises predominantly oak with silver birch and is covered by TPO 142. A larger area of more mixed woodland forms the eastern part of the site. Most of this woodland at Chavey Down Pond is a Local Wildlife site (LWS), protected by TPO 231. A third area of woodland, triangular in shape, adjoins the existing Warfield Park Mobile Home Site.

3.3 The northern part of the site is bounded to the west by woodland lying to the north-east of the Warfield Park Mobile Home Site and to the north and east by housing on the former Carnation Nursery site. To the south the site is bounded to the west by the Warfield Park Mobile Home site itself – an area of some 500 mobile homes in a wooded setting – and to the south by Long Hill

Drive, the main access to the mobile home site from the east which connects with Long Hill Road. Trees that abut the field along Long Hill Drive are protected (TPOs 1025 and 191).

3.4 The site is bounded to the east by a field lying to the west of housing at Mushroom Castle, by woodland to the rear of Osmans Close, by housing fronting on to Chavey Down Road and Locks Ride and by Chavey Down Farm, a site containing a dwelling and associated grounds with outbuildings and paddocks.

3.5 The fields on the application site form a Local Wildlife Site. The field that abuts Long Hill Drive on which it is proposed to site mobile homes currently contains fenced paddocks.

3.6 Land on the site falls towards a small watercourse which runs on a broadly north-south line across the site.

4. RELEVANT SITE HISTORY

4.1 Warfield Park and surrounding land has an extensive planning history. Sites, including the one the subject of this application, were assessed as to their possible allocation through the preparation of the Site Allocations Local Plan (SALP). The Inspector agreed with the Council's assessment at the time that the sites should not be allocated.

4.2 14/00433/FUL - Extension to community hall with alterations to associated car parking, enlargement of the Warfield Park mobile home site to the north, west and east to provide for the siting of up to 142 additional mobile homes and provision of land for allotments and suitable alternative natural green space with access improvements, landscaping and biodiversity measures. WITHDRAWN. This application included the current application site together with further sites to the west.

5. THE PROPOSAL

5.1 The change of use of land adjoining Warfield Park for the siting of up to 82 mobile homes is proposed together with the provision of suitable alternative natural green space (SANG) and informal open space with access improvements, landscaping and biodiversity measures.

5.2 For the part of the site on which the siting of mobile homes is proposed details are provided of the layout including the hard standings on which to locate mobile homes, drives, internal roads and landscaping. Details of the mobile homes are not required to be provided but they would have to comply with the criteria for a 'caravan' under the Caravan Sites Act 1968. It is proposed that 25% of the mobile homes would be affordable.

5.3 A 3.7 ha area of non-SANG informal open space is proposed on the west side of the site comprising 3.2ha of grassland (forming part of a Local Wildlife Site) and a triangle of woodland (0.5ha) lying to the north-west of where the mobile homes are proposed to be sited.

5.4 The scheme provides details of the SANG and other biodiversity enhancements. The 11.2ha SANG proposed to the north and east of the mobile homes would include a wetland, willow pollards, a meadow and a 2.3km walk that would run through both meadows and woodland. Both the SANG and non-SANG informal open space would be open to the public but would remain in the ownership of and be managed by Warfield Park.

5.5 Vehicular access to the development would come from Long Hill Road onto Long Hill Drive (sometimes called Main Drive) with the primary vehicular entrance opposite White Gates. There would be a second vehicular access to the site off Long Hill Drive opposite 64 The Plateau, Warfield Park.

5.6 An existing field gate into the application site on land adjoining 55 The Larches, Warfield Park would be used as a pedestrian access to the development site beyond.

5.7 The application has been the subject of amendments that have both reduced the number of mobile homes proposed, from 100 to 82, and the extent of the land on which mobile homes would be sited.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Recommends refusal, for the reasons set out below:

1. The site of the proposed development is not identified as a site for future housing development in Bracknell Forest Council's Site Allocation Local Plan (July 2013).
2. Part of the proposed Suitable Alternative Natural Greenspace (SANGs) is located on the Big Wood Local Wildlife Site, and the formation of SANGs on such land would have an unacceptably adverse impact on the wildlife and biodiversity of the Wildlife Site and of the local area.
3. Warfield Parish Council believes that the North Field part of the proposed development site is located on a Wildlife Heritage Site and is concerned that development on such land would have an unacceptably adverse impact on the wildlife and biodiversity of the site and of the local area.
4. No additional improvements to the Long Hill Road or the Westmorland Drive accesses to Warfield Park, both of which are already substandard in respect of visibility, have been proposed to accommodate the increase in traffic resulting from the proposed development, and so the safety of traffic on Long Hill Road and on Westmorland Drive would be adversely affected.
5. Warfield Park does not currently have good public transport links to the surrounding area and it would be difficult to improve these.
6. There is no indication of the number of proposed units which will be allocated to affordable housing.
7. Parts of the proposed development would be detrimental to the secluded setting of existing dwellings.
8. Warfield Parish Council is concerned that the proposed development will not provide at least 20% of its energy requirements from on-site renewable energy generation.
9. Warfield Parish Council is concerned that no consideration has been given to health provision for the occupants of the proposed development, especially given the number of new homes already being developed under Bracknell Forest Council's Site Allocation Local Plan (July 2013).
10. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area. The proposal does not fully mitigate the impact of the development, despite the proposal for development of new SANGs, as no further contributions towards mitigation are proposed.
11. No Community Infrastructure Levy (CIL) payments are proposed, these being essential to fund the infrastructure improvements necessary to support new development.
12. There are issues with the current drainage/sewage system which need to be resolved and the system as it exists at present will not accommodate a further 100 new homes.

13. The proposed parking provision does not meet Bracknell Forest Council approved standards, in terms of both resident and visitor parking.

Winkfield Parish Council

6.2 Winkfield Parish Council has no objection provided:

1. Drainage and sewage capacity is considered in great detail as there are existing flaws in the current design at the junction of Cricketers Lane and Bracknell Road.
2. That the existing community facilities are upgraded as necessary to accommodate the extra homes.
3. Substantial visitor parking is incorporated.
4. Consideration is given to improving sightlines and safety at the junction with Longhill Road/Priory Road.

Other representations:

6.3 The following petition with 30 signatures has been received:-

“We object to the above plans for 100 more units at Warfield Park for the following reasons:

1 There has already been considerable expansion on the Park and this would encroach on an historic site that is also an important wildlife area.

2 The green spaces in and around our villages are gradually being filled up with developments, to the detriment of current residents.

3 The junction at the head of the proposed access road has been the scene of a number of accidents and is entirely unsuitable as an access point into what is, a very narrow, substandard road.

4 In recent years, the volume of traffic on local roads has increased substantially and the extra number of vehicles arising from 100 units would result in even more congestion.

5 Local schools, hospitals and doctors' surgeries are already under extreme pressure.

6 We feel that if this application is allowed, it will result in the continuing encroachment into the surrounding fields and woodland.

Revised Description - letter dated 3rd December 2015

The reasons listed above are still relevant to the Revised Description and we believe this application should be refused.”

6.4 Ninety four letters of representation have been received consisting of 55 letters of objection and 39 letters of support. The letters of objection raise the following concerns:-

- Conflict with SALP. Land outside of the settlement. *[Officer Comment: The site is located outside of the settlement and has not been allocated through the SALP for development. However with the Council currently being unable to demonstrate a 5 year supply of housing land, sites in the Countryside are not necessarily ruled out for development in principle and need to be the subject of a balancing exercise]*

- Development of a Local Wildlife Site and impact upon flora and fauna. *[Officer Comment: The location of the mobile homes would be on a site currently designated as a Local Wildlife Site for its grassland species. However the part of the site on which mobile homes are proposed to be sited does not now contain grassland species of a quality that were present when the site was originally designated. The field in question is currently paddocks grazed by horses. This field is different in character and biodiversity compared with fields further north that would form part of the proposed SANG/Biodiversity enhancement scheme and northern landscape buffer.]*
- Site is a designated SSSI and SPA. *[Officer Comment: The site is not designated as a SSSI and/or SPA].*
- Detrimental impact upon character and appearance of the area. *[Officer Comment: This point is covered in section 9 - Impact upon the character and appearance of the area.]*
- Impact upon protected trees *[Officer Comment: This point is covered in section 9 below]*
- Loss of gap and coalescence of settlements. *[Officer Comment: This point is covered in section 9 below]*
- Surface water drainage. *[Officer Comment: The concerns regarding development and surface water management and drainage are covered in section 9 - Drainage.]*
- Sewage infrastructure *[Officer Comment: Thames Water and local residents have raised concerns regarding sewage infrastructure and whether there is capacity for the new development. The applicant has proposed an on-site septic tank facility however if this was not proposed Thames Water would have a duty to react to the development and provide adequate foul water infrastructure to serve the site.]*
- Junction inadequate and unsafe. Traffic concerns *[Officer Comment: These points are covered in Section 9 - Impact on highway safety.]*
- Unsustainable location. *[Officer Comment: These points are covered in Section 9 - Impact on highway safety.]*
- Historic building adjoining the site. *[Officer Comment: Chavey Down Farm, that is located southeast of the application site, is not listed. Although there would be views from Chavey Down Farm across to the proposed mobile homes these views would be approximately 180m away from the main buildings on the Long Hill Road frontage and are not considered to have a detrimental impact upon the setting of Chavey Down Farm. Screening is also proposed along the boundary between the site and Chavey Down Farm.]*
- Impact upon GP facilities in the area. *[Officer Comment: It is not for this application to determine whether there are sufficient health facilities in the area; it is for other bodies to provide health facilities to meet the needs of the population.]*
- Noise and pollution associated with construction. *[Officer Comment: Any issues regarding noise and pollution during the construction phase will be dealt with by condition in consultation with Environmental Health. Any issues outside of this condition could then be dealt with under separate health and safety legislation.]*
- Not affordable housing. *[Officer Comment: The applicant has confirmed that they would be willing for the scheme to meet with our 25% affordable housing policy. This would be secured by way of a S106 obligation.]*

- Loss of Agricultural land. *[Officer Comment: The site is considered to have limited agricultural land value and is currently used for grazing.]*

6.5 The letters of support raise the following points:-

- Development of the site would provide suitable homes for the elderly.
- The development would allow people to downsize therefore freeing up family 'bricks and mortar' housing.
- Will provide housing in an existing community where there is a good community spirit.
- Will address the current waiting list for such housing.
- Housing of this nature is considered affordable *[Officer Comment: Park Homes are not considered to be affordable low cost housing. However to comply with affordable housing policy the applicant is willing to provide 25% policy compliant on-site affordable housing.]*

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer:

7.1 The Highway Authority has no objection subject to conditions.

Environment and Public Protection: Licensing Officer:

7.2 No objection

Lead Local Flood Authority

7.3 The Lead Local Flood Authority is content with the submitted flood strategy and that implementation, management and maintenance are secured by way of a S106 obligation.

Biodiversity Officer

7.4 The proposed development would result in the loss of part of a LWS. However due to the current condition of the grazed field, and the fact that large areas of existing LWS will be protected and/or enhanced under a grassland management plan, this approach has been accepted. There will be an overall increase in the biodiversity value of the grassland as a result of the grassland management plans to be secured by way of a condition.

Environmental Policy Officer (SPA)

7.5 The applicant has submitted an appropriate strategy for securing on-site bespoke SANG SPA mitigation. This strategy will be developed further and secured by way of a S106 legal agreement. The strategy is linked to the required biodiversity enhancement works.

Natural England

7.6 No objection subject to securing the bespoke on-site SANG and SAMM provision as agreed in principle.

Berkshire Archaeology

7.7 Berkshire Archaeology would recommend that a programme of archaeological work be secured via a condition should permission be granted.

Tree Officer

7.8 Comments included in Section 9 below.

Thames Water

7.9 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer.

7.10 Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like a 'Grampian Style' condition imposed to secure the implementation of an approved drainage strategy.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary planning policies and associated guidance applying to this site are:-

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policies EN1 and EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, Saved policy M4 and M9 of BFBLP	Consistent
Countryside	CS9 of CSDPD, Saved Policy EN8, and EN9 of BFBLP	Consistent
Housing	CS16 of CSDPD	Consistent
Accessibility	CS7 of CSDPD, Saved Policy EN22 of BFBLP	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent
Noise	Saved Policy EN25 of BFBLP	Consistent
SPA	Retained SEP Policy NRM6, CS14 of CSDPD and Saved policy EN3 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Thames Basin Heaths Special Protection Area SPD		
Planning Obligations SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)		
Bracknell Forest Borough Landscape Character Assessment - Area F		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transportation considerations
- v Biodiversity Implications
- vi Impact on SPA

vii Community Infrastructure Levy
viii Sustainability
ix Drainage

i. PRINCIPLE OF DEVELOPMENT

Material considerations

9.2 These include:-

The 5 year supply of housing land

9.3 The lack of a five year supply of deliverable sites is a material consideration in relation to para. 49 of the NPPF and Policy CP1 of SALP together with para. 14 of the NPPF in relation to the presumption in favour of sustainable development.

The National Planning Policy Framework (NPPF)

Assessment

9.4 The application site is located outside of the defined settlement boundary, and proposes new residential development. This is not consistent with the provisions in saved BFBLP Policies EN8 and H5 which relate to development on land outside of settlements and new dwellings outside settlements. It is also contrary to CSDPD Policies CS2 and CS9 (relating to locational principles and development on land outside of settlements).

9.5 The latest assessment is that the Council is currently unable to demonstrate a five year housing land supply (HLS). At present the HLS is 3.59 years taking account of the publication of the Strategic Housing Market Assessment (SHMA), in relation to the 'objective assessment of housing need'.

9.6 The implications of this are that, in accordance with para. 49 of the NPPF, relevant policies for the supply of housing should not be considered up to date and the weight to be attached to them reduces. Of particular relevance is the presumption against development in the countryside (outside of the Green Belt) which can no longer be applied to housing development. This would apply to the following Development Plan policies:-

- CSDPD Policies CS2 and CS9
- 'Saved' BFBLP Policies EN8 and H5.

9.7 This has been confirmed by Inspectors in recent appeals in the Borough who stated that relevant policies for the supply of housing should not be considered up to date - that would include any policies which seek to place a 'blanket ban' on development outside settlement boundaries, such as CSDPD Policy CS9 and BFBLP Policy H5 - but would not include more general policies which seek to protect the character and appearance of an area.

9.8 It therefore falls for this application to be considered in relation to the presumption in favour of sustainable development as set out 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.

9.9 The remainder of the report outlines relevant considerations and the final section of this report contains the 'balancing' exercise.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.10 CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP Policy EN20 states that development should be in sympathy with the appearance and character of the local area. The application site lies within a River Corridor where BFBLP Policy EN14 applies. This states that planning permission will not be granted for development in a river corridor which would have an adverse effect on nature conservation interests or the open character of the landscape.

9.11 The Bracknell Forest Borough Landscape Character Assessment has been carried out to provide a comprehensive and up to date landscape character assessment for all land outside defined settlements. The site falls within Area F of this assessment: 'Settled Woodland Sands' which contains the following key characteristics:-

- Semi-rural suburban landscape
- Sandwiched between settlements of Bracknell, North Ascot and Winkfield Row.
- Strong wooded character gives sense of enclosure.
- Obscures urban edges
- Views short, across small clearings, paddocks and pastures framed by trees.
- Dispersed suburban and edge of development sites such as mobile home park enveloped by woodland provides a distinctive setting.

9.12 Valued features and characteristics also set out in the Landscape Character Area Assessment consist of:-

- Network of Trees: Help to screen views of mobile home park. (Naturalness and Tranquility).
- Sense of history and an important environment for flora and fauna
- Natural, undeveloped character- Visual separation or 'gap' between the urban area. Pastoral fields surrounded by hedgerow.

9.13 The siting of 82 mobile homes will impact on the character and appearance of the field directly north of Long Hill Drive.

9.14 The application is accompanied by a Landscape and Visual Assessment. This concludes as follows:-

- The proposals are in keeping with the existing attractive character of Warfield Park. Existing landscape and ecological features are being retained and extensive new planting has been proposed. Planting would consist of native species that are consistent with those already present in the surrounding landscape.

- The high level of woodland containment surrounding Warfield Park and the proposed development means that the visual effect of the proposed park home extension is extremely limited. Chavey Down farmhouse, one park home and a short section of Long Hill Drive where the vehicular access is proposed, would have open views of the proposed park homes. The majority of views are glimpses, many of which would only be possible in winter months. The visibility of the proposed park homes from all these visual receptors would reduce as the vegetation within the landscape scheme establishes. There would be

no long term adverse impact on visual amenity from public footpaths or vantage points in the surrounding landscape.

-The SANG designation would protect the gap between settlements and create a new publicly accessible open space, which would expand on the existing local footpath network. The additional informal open space extends this protection through the retention of existing vegetation, adoption of the management prescriptions proposed for the SANG and the addition of buffer planting. The highest quality landscapes are being retained and protected. The location of the park home extension area allows for maximum containment by existing features, which would protect and enhance the existing rural character of the Bull Brook corridor and the remaining field to the north-east of the estate.

9.15 As noted above the application has been amended in the course of its consideration with the proposed number of units reduced (from 100 to 82) and their siting restricted to the southern field. This leaves the existing hedgerow highlighted by the Landscape Character Assessment on the northern side of the site untouched, therefore retaining a clear boundary to the proposed development.

9.16 The amended proposal also retains the recognised wider visual and physical separation between the Warfield Park Mobile Home site and the built development to the east at Chavey Down with only the limited views through to the southern field from outside of the site identified in the LVIA above. This separation is secured in the long-term by 11.2ha of on-site bespoke SANG and 3.7ha of publicly accessible non-SANG informal open space. Both the SANG and the open space are recommended to be secured by a planning obligation. The bulk of the non-SANG informal open space would comprise grassland (the biodiversity value of which is proposed to be enhanced) forming part of a LWS. The amount of non-SANG informal open space proposed (3.7ha) exceeds that required under BFBLP Policy R4 and the Planning Obligations SPD which for 82 dwellings would be about 0.8ha.

9.17 Overall, whilst there will be some impact on the character and appearance of the field next to Long Hill Drive the net result of the proposal is that a large landscape buffer will be secured and managed in perpetuity providing a physical and visual buffer between the Warfield Park Mobile Home site (as proposed to be extended) and built up areas to the east. Through new planting the proposal will protect and enhance recognised landscape features such as tree-lined hedgerows and species rich grassland.

Trees

9.18 The application site contains a large number of trees. As described above there are three areas of woodland together with individual trees on the site's boundaries and on the field boundary which separates the land on which the siting of mobile homes is sought from the proposed SANG/open space to the north. A small number of trees are proposed to be removed on the site's southern boundary to provide a vehicular access to the site from Long Hill Drive. None of these are higher grade trees.

9.19 The Tree Officer would have preferred to see full details of the design and construction methodology used to form the two vehicular accesses before the application is determined but recognises that conditions can be imposed to secure this information. More information will be required regarding the 'No-Dig' construction methodology proposed where works are to take place within the root protection areas (RPAs) of protected trees along the roadside, and associated with proposed junction and road improvements, together with details of the final surface of the proposed footpaths. As part of this the Tree Officer considers that it should be demonstrated that existing levels along the road/ditch line will not have to be altered or engineered during construction.

9.20 It is noted that any tree-work identified after further investigation of trees T286, T293, T294, T295 (all four part of the protected Group) and T397 will require a TPO application.

9.21 The concerns of the Tree Officer are noted but it is considered that, subject to the imposition of relevant conditions to secure (a) outstanding information, (b) the implementation of appropriate methods of construction and (c) tree protection, the impact on those trees which should be retained in association with this development will not be unacceptably harmful. It is considered, therefore, that the proposal can accord with BFBLP Policies EN1 and EN20, CSDPD Policy CS7 and the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.22 The properties most likely to be affected by the proposed development would be those on Main Drive which would experience an increase in traffic and also Nos. 49, 55, 56, 57, 58 and 59 The Larches that currently have no development to the rear of their properties.

9.23 In relation to Chavey Down Farm, Mill Cottage, Catherine Lodge, White Gates, Longcroft and Nos. 65 and 66a The Plateau the applicant's Transport Statement notes that, assuming the "worst case", all new traffic would use Long Hill Road for access and there would be a total of 17 additional trips in the a.m. peak hour and 23 additional trips in the p.m. peak hour. This would not amount to a significant increase over what is currently be experienced.

9.24 Existing Warfield Park properties in The Larches that back on to the development site are considered to be sufficient distance from the location of the new mobile homes so as not to suffer any significant adverse impacts upon residential amenity. As the mobile homes, both proposed and existing, are single-storey there would be no unacceptable overlooking, over shadowing or overbearing impacts.

9.25 It is considered that the proposed change of use to accommodate 82 mobile homes would not result in any unacceptably adverse impacts on the amenities of nearby residents and/or the amenity of future occupiers and the application is therefore compliant with CSDPD Policy CS7 and saved BFBLP Policy EN20 of the BFBLP and the NPPF.

iv TRANSPORTATION CONSIDERATIONS

Access

9.26 The wider Warfield Park Mobile Home Site takes access off Harvest Ride, Long Hill Road and Westmorland Drive. Up to 82 additional mobile homes would be served by two new accesses off Long Hill Drive, the private drive serving Warfield Park from the east. A pedestrian access is proposed in the south-west corner of the site to connect with the rest of Warfield Park and a further pedestrian access is proposed to the north for access to the proposed SANG.

9.27 Vehicles would primarily access these new mobile homes off Long Hill Road, a local distributor road. The existing Warfield Park access onto Long Hill Road is approximately 30 metres south of the Long Hill Road/Priory Road/Locks Ride Junction and a 30mph speed limit is in operation at the Warfield Park access reducing from a 40mph limit to the south of the access.

9.28 Minor improvements are proposed at the Warfield Park access onto Long Hill Road, including extending existing footways around the junction, widening the bell-mouth slightly and reducing the gradient on the junction approach to improve access and sight-lines. Long Hill Drive is a shared lane for all road users which is subject to a 15mph speed limit and is traffic calmed. Improvements are proposed, including new footways towards both Long Hill Road and Warfield Park and formalised passing places. This scheme should improve access for vehicles and all other road users given the increase in traffic arising from the development. These improvements could be

secured by planning condition and highway works will require the consent of the Highway Authority.

9.29 The internal road layout will be designed in accordance with the requirements of the Site Licence which is controlled by the 'Model Standard 2008 for Caravan Sites in England' and that all roads will be a minimum of 3.7 metres wide (or 3 metres if they are one-way). The road layout will be in line with the existing shared surface roads within Warfield Park. The Highway Authority would not adopt these roads and these would remain private.

9.30 The applicant notes that recent improvements have been made to the Westmorland Drive access, including the provision of passing places. The applicant is willing to further widen the Westmorland Drive access and to introduce some street lighting. The Highway Authority welcomes these access improvements to local facilities, including the Tesco superstore and existing bus services.

9.31 There is a bus service which enters Warfield Park from Long Hill Road with a bus stop located close to the extension area, along Long Hill Drive. This is a limited service operating on Wednesdays and Fridays and not at weekends and the applicant has indicated that they will investigate extending this bus link further into the park.

Parking

9.32 The applicant notes that all properties will be provided with two driveway car parking spaces. These spaces will each be a minimum of 2.4 metres by 4.8 metres which complies with the Council's standards. No garages are proposed.

9.33 The applicant has provided surveys of Warfield Park residents which has identified that car ownership is 1.30 vehicles per park home compared with Bracknell's average of 1.49 cars per household. Around 80% of the residents of the park are over 60 years old and have either retired or semi-retired and the Highway Authority considers that the provision of two parking spaces is appropriate given that car ownership is lower than a typical residential dwelling. The provision of two parking spaces complies with the Council's parking standards for a 2 or 3 bed dwelling.

9.34 For 82 dwellings, 16 visitor parking spaces would be required to comply with the Council's parking standards. There is no formal visitor parking within Warfield Park at present and short-term visitor parking occurs on the estate roads. The internal access roads could be designed to include visitor parking and this could be secured by planning condition. In view of the lower than average car ownership, the provision of two driveway spaces provides scope for visitor parking. Cycle parking could be secured by planning condition.

Deliveries and Servicing

9.35 The applicant notes that the internal layout will be designed in accordance with the requirements of the Site Licence which is controlled by the 'Model Standard 2008 for Caravan Sites in England' and that these road are capable of accommodating sufficient access and turning for domestic delivery vehicles and larger vehicles, including a refuse vehicle and a fire tender. The Highway Authority is content that vehicle tracking demonstrates adequate access for a large refuse lorry.

9.36 The Highway Authority notes that construction traffic could be controlled via a construction management plan secured by planning condition and it may necessary for the proposed improvements to Long Hill Drive to be carried out prior to commencement of development or for construction access to be from Harvest Ride.

Trips

9.37 The Highway Authority notes that the original proposal for up to 100 mobile homes has been reduced to the current proposal for up to 82 mobile homes and clearly, this will reduce the traffic impacts. Surveys of existing traffic at Warfield Park indicates that 82 mobile homes is likely to result in a worst case scenario of 14 and 19 additional vehicle movements using the Long Hill Road/Priory Road/Locks Ride Junction in the morning and evening peak periods, respectively.

9.38 The Highway Authority has carried out an assessment of the Long Hill Road/Priory Road/Locks Ride Junction using existing traffic flows taken from survey data and adding in predicted development traffic. This analysis concludes that the junction is currently operating close to capacity and the right-turn movement from Locks Ride into Long Hill Road creates delay. A future year assessment of 2026 concludes that the junction is over-capacity even without the additional traffic movements generated by the expansion of Warfield Park and thus the additional traffic will only exacerbate operational issues causing further delay.

9.39 The Long Hill Road/Priory Road/Locks Ride Junction is included on the Council's Infrastructure Delivery Plan scheme list as requiring improvement measures to support future development. The Highway Authority has identified a concept scheme and while some dedication of land within the applicant's control would have assisted in the delivery of an improvement scheme, this cannot be secured as part of this planning application.

9.40 The development is not CIL liable and therefore monies will not be received from this development due to its status and thus any future pressure faced on the local transport network in the locality will have to be funded from wider CIL receipts obtained in the area. On balance, the Highway Authority is of the view that the additional traffic created by this proposal on the local road network, particularly the Long Hill Road/Priory Road/Locks Ride Junction is not so significant to be deemed severe and thus a reason to refuse the application is not warranted.

Consideration of the site as a sustainable location

9.41 The Core Strategy's Vision to 2026 states that the Borough will continue to grow sustainably, in a planned manner, with new development being directed to sustainable locations and having good access to a range of local facilities, services, housing and employment. New development will be located so as to maximise the opportunity to travel by all modes and to improve relative accessibility for all.

9.42 This vision is reflected in Policy CS1: Sustainable Development Principles. This states at (ii) that development will be permitted which is located so as to reduce the need to travel.

9.43 In the accompanying text at Para 46 it is stated:-

"One of the overarching contributors to sustainable development is the need to ensure that development is located so that people are close to a range of services and facilities, thereby reducing the need to travel. In addition to the implications of reducing travel on air quality/climate change, there are benefits to the health and wellbeing of local residents through increased opportunities to walk or cycle..."

9.44 CSDPD Policy CS23(i) also states that the Council will use its planning and transport powers to reduce the need to travel.

9.45 These policies are considered to be consistent with the guidance contained in the NPPF (core planning principle bullet point 11 and Chapter 4) that people should be given a real choice about how they travel; priority should be given pedestrian and cycle movements and access should be provided to high quality public transport facilities.

9.46 The application site would form an extension to the existing mobile home park community with a community centre with a hairdresser and laundrette which lies in walking distance (about 260m) from the edge of the site. The walking/cycling distance to the nearest primary school (Whitegrove) is about 1.2km with facilities at Whitegrove (including a supermarket, pharmacy, library and medical centre) some 1.6km from the application site. The routes use lightly trafficked roads through the mobile home park (which, whilst not adopted, would be available to residents of the proposed extension to it) and footpath/cycleways. Local bus services are limited. In practice, therefore, it is considered that most trips to access services and facilities other than those located within the mobile home site would be undertaken by car. It is not considered, therefore, that the application site lies in a sustainable location and in this regard the proposal would therefore be contrary to CSDPD Policies CS1 and CS23(i) and the NPPF.

v BIODIVERSITY IMPLICATIONS

9.47 The proposal would involve the siting of mobile homes on part of the 'Adjacent to Chavey Down' Local Wildlife Site (LWS - formerly known as Wildlife Heritage Site). This would potentially be contrary to BFBLP Policy EN4 which states that planning permission will not be granted on or near wildlife heritage sites unless the proposed development will not affect the wildlife and habitats for which the site was designated or the special character of the site.

9.48 This LWS was designated as a grassland/scrub mosaic and was last surveyed in 1984. A phase 1 Habitat Survey submitted with the application shows that the southern field and the southern part of the larger field to the north now comprise species-poor semi-improved grassland, probably as a result of grazing by horses.

9.49 In order to overcome the potential harm associated with development on a LWS the applicant proposes enhancement of the remaining grassland on the application site.

9.50 Following discussion between the Council's Biodiversity Officer and the applicant's ecologist the following 'Biodiversity off-setting calculations' have been accepted by the Council as evidence that overall there will be a benefit to the site's biodiversity as a result of the proposed grassland biodiversity enhancement works:-

- Development area: The loss of grassland from the development area (approx. 4.1ha) will result in a negative impact of -16.40 biodiversity units.
- Enhancement of grassland within the SANG (approx. 3.89ha) in isolation will result in a positive impact of +7.5 biodiversity units.
- Enhancement of grassland within the wider informal open space (approx. 3.25ha) in isolation will result in a positive impact of +11.36 biodiversity units. This area scores relatively highly in comparison to the SANG land as it has higher enhancement potential due to being dominated by lower quality species-poor improved grassland. Its inclusion in management would therefore be required to achieve the offsetting balance.
- With regard to the above, the balance of all retained grassland habitat (both within the SANG and wider informal open space) subject to improved management against that lost to development would be a positive gain of +2.47 biodiversity units.

9.51 This calculation demonstrates that the harm to biodiversity arising from siting mobile homes on part of the LWS will be more than offset by the benefits of enhancing the grassland to the north. The final Grassland Management Plan, based on the agreed in principle calculations is recommended to be secured by condition.

9.52 The survey information provided has also satisfied the Biodiversity Officer that no unacceptable harm will result to on-site fauna.

9.53 As such the proposal, subject to appropriate conditions to secure mitigation, is considered to be acceptable in terms of its impact on biodiversity and therefore accords with BFBLP Policy EN4, CSDPD Policies CS1 and CS7 and the NPPF.

vi IMPACT ON SPA

9.54 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.

9.55 This site is located approximately 3.8 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.56 Therefore, a Habitats Regulations Assessment must consider whether compliance with conditions or restrictions, such as a planning obligation, can enable it to be ascertained that the proposal would not adversely affect the integrity of the SPA.

SPA Avoidance and Mitigation Measures

9.57 The applicant, in discussions with both the Council and NE, has provided an appropriate on-site bespoke SANG solution to the issue of SPA mitigation. Although a bespoke solution is not necessary, and financial contributions could be offered, this is the applicant's intended mitigation measure and therefore it has been assessed on this basis.

9.58 Both the Council and NE are satisfied with this approach subject to the detail being submitted in the form of a SANG Management Plan and secured by way of a S106 obligation which will also secure SAMM payments on the necessary occupation restriction until the SANG has been provided.

9.59 The Council is therefore convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations (2010) as amended, and permission may be granted.

vii COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.60 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.

9.61 The definition of CIL liable development under the Planning Act 2008 includes:-

- Anything done by way of, or for the purpose of, the creation of a new building.
 - Anything done to, or in respect of, an existing building.
- (Section 209(1) PA 2008.)

9.62 This application is for the use of part of the site for the siting of mobile homes. It does not include the creation of a new "building". Therefore, this change of use will not be chargeable to CIL.

viii SUSTAINABILITY

9.63 As the application deals with the use of land for the siting of mobile homes, not a permanent form of development, it is not considered that CSDPD Policies CS10 (Sustainable Resources) and CS12 (Renewable energy) apply. The applicant states, however, that the mobile home units will be pre-fabricated off site to British Standard BS3632. This British Standard was revised in 2005 to provide greater energy efficiency. According to the manufacturers, the increased wall insulation required by this British Standard gives efficiency levels on a par with, and in some cases exceeding, houses constructed of conventional bricks and mortar.

ix DRAINAGE

Surface water drainage

9.64 The Planning Practice Guidance 'Flood Risk and Coastal Change' as amended 15/04/2015 advises under para. 079 that when considering major development, as defined under the Town and Country Planning (Development Management Procedure) (England) Order 2015, sustainable drainage systems should be provided unless demonstrated to be inappropriate.

9.65 The applicant has submitted a revised Drainage Strategy which the Council's Drainage Engineer has assessed and considers to be acceptable. An obligation in a Section 106 legal agreement can ensure the drainage system is built and maintained in accordance with the strategy.

Foul water drainage

9.66 Concerns have been raised regarding problems with foul water drainage in the vicinity of the application site which might be exacerbated if the proposed development were to proceed.

9.67 The applicant has proposed an on-site septic tank facility which would address these concerns. If it were not to be provided, however, water and sewerage companies have a duty to provide, maintain and extend their network to accommodate new development. With regard to upgrades to the existing network developers pay a sewerage infrastructure charge per plot to the relevant company (in this instance Thames Water) for work to be undertaken to upgrade the network. Once a new development is complete and occupied the new residents pay water rates to the sewerage company.

9.68 Whilst Thames Water has raised concerns in relation to this application, existing foul water drainage deficiencies in the area are not a valid reason to refuse planning permission. It is noted that, should planning permission be granted for the proposed development, imposing a condition on any planning permission to secure the implementation of an approved strategy for off-site foul drainage works is unlikely to meet the test for a 'Grampian' style condition.

10. CONCLUSIONS

10.1 As noted above the Council is unable to demonstrate a 5 year supply of land for housing. It therefore falls for the application to be 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.

Consideration of benefits of the proposal

10.2 The applicant company has set out what it believes to be the benefits of the proposal. These are considered against the economic, social, and environmental dimensions as follows:-

An Economic Role:

10.3 There are economic benefits associated with the development proposal. 82 Park Homes would be located on site which is considered to represent a significant number of residential units. A new 82 unit development would result in benefits in terms of job creation in so far as the site layout will require infrastructure to accommodate the siting of the units. Currently Warfield Park employs 19 staff (17 in Bracknell) and according to the applicant the development would allow for 6 jobs per year over a 5 year period and 3 new jobs to manage the park. Residents occupying the new Park Homes would add to the overall spend in the area thus benefiting the local economy.

10.4 The Council will benefit from the New Homes Bonus and additional Council Tax revenue.

A Social Role:

10.5 The proposal will contribute towards making up the current shortfall of housing provision (including affordable) and will therefore contribute towards the Council's national requirement to maintain a 5 year housing land supply which it presently does not have.

10.6 Meeting these needs is a form of economic as well social sustainable development, consistent with the NPPF 3rd Core Principle: that every effort should be made to meet housing needs whilst also being consistent with the aim set out in paragraph 47 of the NPPF of "Boosting significantly the supply of housing".

10.7 According to the applicant there is currently a waiting list of 90 people wanting to move onto the Warfield Park site. Therefore the proposal would address a need in the locality.

10.8 The new residents resulting from the scheme will help sustain the existing, yet limited, local bus services and other facilities in Warfield Park such as the community centre, hairdresser and laundrette.

10.9 The applicant considers that the development will strengthen the existing community and would allow the opportunity to improve the existing on-site infrastructure. However, it is considered that there would be no way of guaranteeing re-investment of funds into improving the current on-site infrastructure.

An Environmental Role:

10.10 The provision of an on-site bespoke SANG and informal open space will secure an important landscape buffer to prevent further erosion of the gap between the Warfield Park Mobile Home site and built-up areas to the east. This would also provide a recreational facility on land that is not currently accessible to the public. Along with the SANG management plans is the proposed Grassland Enhancement Plan which seeks to protect existing areas of ecological value and increase their quality in terms of biodiversity. This multipurpose role for the protected, enhanced and publically accessible landscape buffer is considered to be a significant benefit of the scheme.

Weight to be afforded to benefits associated with the application

10.11 In making a decision it has to be decided what weight to apportion to the benefits identified above.

10.12 It is considered that the provision of housing in the form of 82 mobile homes, of which 25% would be affordable housing, is a clear benefit.

10.13 To represent a benefit in terms of the presumption in favour of sustainable development, a site should be capable of delivering housing completions within the next 5 years. The applicant has confirmed that the site is available now and that the development as a whole could be completed within the next 5 years. They have also not raised any viability issues.

10.14 A further benefit from the proposal is securing the provision of on-site SANG and open space and enhanced grassland which would act both as a landscape buffer and as a recreational facility.

10.15 The economic benefits of the application in terms of its contributions to the local economy through factors such as construction jobs, housing for local people employed in local businesses and increased spending in the area and the New Homes Bonus are noted but it is considered that they should be given limited weight given the current strength of the local economy. This was the approach taken by the Inspector at the recent appeal at Tilehurst Lane, Binfield.

Consideration of the adverse impacts of the proposal

10.16 The application site is not considered to lie in a sustainable location; there is only a small range of facilities within walking distance and a limited bus service.

10.17 The development would involve development on a greenfield site harming its countryside character and appearance although it is noted that most existing trees would be retained to provide screening.

10.18 The siting of the mobile homes would result in the loss of part of a designated Local Wildlife Site. It is noted, however, that overall the application would result in a positive gain in the biodiversity value across the application site as a whole.

10.19 The development would not be liable for CIL and as such would not therefore contribute to improving existing infrastructure.

Overall conclusion

10.20 This section has outlined the economic, social and environmental benefits put forward in relation to this application. In your officers' view there are benefits associated with this application. The proposal would provide 82 Park Homes, with 25% affordable, which could be built out within the next 5 years as a 'windfall site'. Parts of the site recognised for their biodiversity and landscape value would be protected and enhanced as a result of the on-site SANG provision put forward by the applicant as part of the Thames Basin Heaths SPA mitigation. This area would also provide open space of public value which, together with the SANG, would act as a valuable buffer between the development site and existing housing to the north and east. The biodiversity value of land within the site that is not to be developed would be enhanced in order to offset the fact that part of the LWS would be developed. Overall there would be a greater biodiversity benefit in terms of grassland species compared with what currently exists.

10.21 There are also economic benefits including construction jobs and the New Homes Bonus though it is considered that these should be given less weight.

10.22 Weighed against these benefits is the fact that development is proposed on a greenfield site, a LWS, which is not considered to be situated in a sustainable location.

10.23 As the Council does not currently have a 5 year supply of housing land if the adverse impacts (harm) associated with the proposed development would not 'significantly and demonstrably' outweigh the benefits then planning permission should be granted. As noted above there is harm associated with this proposal but, in your officers' view, it would not significantly and demonstrably outweigh the benefits (which are principally the provision of housing - some of it affordable - and securing a landscape buffer for the long-term). The proposal is therefore considered to be sustainable development and the application is recommended for approval.

11. RECOMMENDATION

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. Securing suitable on-site affordable housing;
02. Mitigation of impacts on the Thames Basin Heaths SPA consisting of a SANG and SAMM Management Plan;
03. Securing publicly accessible on-site non-SANG open space and its long-term management and maintenance, and
04. Securing implementation, management and maintenance of the approved drainage strategy.

That the Head of Planning be authorised to **APPROVE** the application 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 and documents:-

554-1 31R Site Location November 2015

HDA6 554.1_31R Landscape Masterplan November 2015.

HDA7 554.1_44C Detailed Landscape Masterplan November 2015.

LWS Grassland Management Masterplan number 554.2

Ecological Report (ref 554.2) with Annexes A & B, Appendices A-I and Figures 1-7;

Warfield Park Ecology Badger Survey HDA ref: 554.2 October 2015

Warfield Park Ecology Phase I and Phase II Bat Survey HDA ref: 554.2 November 2015

Warfield Park Botanical Survey Report HDA ref: 554.2 November 2015

Tree Survey and Arboricultural Impact Assessment (Ref 554.3: Issue 01 April 2016) and Survey Plans;

Transport Statement;

Drainage Strategy Report V.3 and associated plans April 2016

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

03. No more than 82 mobile homes (according with the definition of a caravan) shall be located on the site at any one time.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority in the interests of the proper planning of the area.

04. No mobile home hereby permitted shall be added to or extended to the extent that it falls outside of the definition of (the relevant) Caravans Act, or any other Statutory Instrument that deletes and supersedes that definition.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority in the interests of the proper planning of the area.

05. The development hereby permitted shall not be begun until details showing the finished floor levels of the mobile home bases, internal roads and footpaths hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

06. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-

a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.

b) Details of semi-mature tree planting.

c) Comprehensive 5 year post planting maintenance schedule.

d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.

e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and propose badger corridors.

f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

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, or as may otherwise be agreed in writing by the Local Planning Authority. 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, visual amenity of the area and biodiversity.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

07. The development hereby permitted shall not be begun until the implementation of a programme of archaeological work (which may comprise more than one phase of work) has been secured in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority.

REASON: The site lies in an area of archaeological potential, particularly for Roman remains. The potential impacts can be mitigated through a programme of archaeological work in accordance with national and local planning policy.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6, EN7]

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. Any site clearance during this period shall be undertaken in compliance with the approved scheme.

REASON: In the interests of nature conservation

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

09. 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
- (ii) control of dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations (if required)
- (v) routes to be used by construction traffic
- (vi) 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 or as may otherwise be agreed in writing by the Local Planning Authority.

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

10. Construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs and 13:00hrs on Saturdays, and not at all on Sundays or public holidays. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme.

REASON: In the interest of amenity.

11. No development shall take place until details of on-site refuse storage for any waste (arising from the legitimate use of the development) awaiting disposal have been submitted to and approved in writing by the Local Planning Authority. The details should include the method used to determine the size/capacity of the proposed covered bin store, and whether any additional bin storage areas will be required, and whether any such additional bin storage areas will be open air storage. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: In the interest of amenity.

12. The development shall not be begun until a Grassland Management Plan for the 'adjacent Chavey Down' Local Wildlife Site, with a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be observed, performed and complied with thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

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

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

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

14. The development shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be performed, observed and complied with.

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

15. The areas shown for bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

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

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 mobile homes or 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:

- 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
- 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 (other than the construction of the accesses) shall take place until the vehicular accesses to the site from Long Hill Drive (also known as Main Drive) have been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and 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 and CS23]

18. No development shall take place until the details of the internal road layout of the part of the site on which mobile homes are proposed to be sited, including localised widenings to cater for visitor parking and surfacing details, have been submitted to and approved in writing by the Local Planning Authority. No mobile home shall be occupied until the road serving it has been provided in accordance with the approved drawings.

REASON: In the interests of highway safety.
[Relevant Policies: CSDPD CS23]

19. No mobile home shall be occupied until the pedestrian links to the Warfield Park Mobile Home site and the proposed open space have been provided in accordance with the approved drawings. These links shall thereafter be retained.

Reason: In the interests of pedestrian access.
[Relevant Plans and Policies: CSDPD CS23]

20. No mobile home shall be occupied until space for vehicle parking has been provided in accordance with the approved drawing. This space shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities and to reduce the likelihood of roadside parking which would be a danger to other road users.

[Relevant Plans and Policies: BFBLP M9]

21. No mobile home shall be occupied until secure and covered cycle parking serving it has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, CSDPD CS23]

22. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works along Long Hill Drive and at the junction of Long Hill Road. The dwellings provided by the carrying out of the development shall not be occupied until the off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4, CSDPD CS24]

23. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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]

24. The protective fencing and other protection measures specified by the previous condition shall be erected in the locations agreed in writing by the Local Planning Authority 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. 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.

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]

Informatives:

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. Any increase to the number of caravans permitted by the planning permission will require a variation to the caravan site licence. Any new parts to the caravan site should fully comply with all Model Standards 2008 for Caravan Sites in England; including (but not restricted to) such matters as:

- spacing (6 metre gaps between each caravan).
- positioning of caravans from the boundary of the site (min. 3m) and from any road (min. 2m).
- roads to be not less than 3 metres wide.
- adequate lighting.
- adequate drainage.
- electricity network, water supply and foul/waste water drainage of adequate capacity for all caravans.
- suitable parking for residents and visitors.

03. The applicant should ensure that all plant used on site during the operational phase is carefully sited and attenuated/enclosed to reduce possible low frequency noise emissions.

04. The details of the vehicular accesses to the site (condition 17), of the internal road layout (condition 17) and the off-site highway works (condition 21) should include, where relevant:-

- (a) full details of the design and construction methodology to be used;
- (b) information on the 'No-Dig' construction methodology proposed where works are to take place within the root protection areas (RPAs) of protected trees;
- (c) existing and proposed levels along Long Hill Drive and the ditch line to the north of it and
- (c) details of the final surface of proposed roads, paths and parking areas.

05. No details are required to be submitted in relation to the following conditions: 01, 02, 03, 04, 08, 10, 15, 16, 23 and 24.

06. The applicant is advised that the following conditions require discharging prior to commencement of works: 05, 06, 07, 09, 11, 12, 13, 14, 17, 18 and 22.

07. The following conditions require discharge prior to the occupation of the dwellings hereby approved: 19, 20 and 21.

In the event of the S106 agreement not being completed by 26 July 2016, the Head of Planning be authorised to extend this period or refuse the application on the grounds of:-

01. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policy CS16 of the Core Strategy Development Plan Document and to the Planning Obligations SPD (2015).

02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths

Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD)
2012.

03. The proposed development would unacceptably increase the pressure on open space of public value. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secures the on-site provision of open space of public value, the proposal is contrary to Policy R4 of the Bracknell Forest Borough Local Plan, Policy CS8 of the Core Strategy Development Plan Document and the Planning Obligations Supplementary Planning Document (adopted February 2015).

04. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off and it has not been shown that use of SuDS would be inappropriate for the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, NPPF 2012 and the Flood Risk and Coastal Change PPG updated 15/04/2015.