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PLANNING COMMITTEE

21 MARCH 2024

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers were circulated at the above meeting.

Kevin Gibbs
Executive Director: Delivery

Page No

Planning Applications

(Assistant Director: Planning)

**The conditions for public speaking have been met in the applications marked 'PS'.
For further information or to register for public speaking, please contact Customer
Services 01344 352000.**

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Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
21st March 2024
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
23/00767/FUL
Beaufort Park South Road Wokingham Berkshire

Page 1

Important Note

Add the following:

Following the Executive and Council meetings on 19th March the Bracknell Forest Local Plan 2024 was adopted having passed its Examination.

Para 8.1 - delete first section of policies table as the policies referred to are now superseded.

Para 9.2 - replace with:

The 2024 Local Plan has been adopted and the site therefore comprises land partly within a settlement area. The newly adopted Local Plan allocates the site for approximately 230 residential units including 35% of the units as affordable homes with the part of the application site where building is proposed now lying within the settlement area of Bracknell.

Para 9.6 - replace with:

The LPA has a newly adopted Local Plan within which the part of the site proposed for built development in this application now lies within the settlement area of Bracknell within which the principle of development is acceptable. This accords with new Local Plan policies LP1 and LP2. Therefore, consideration of the tilted balance is no longer relevant in the determination of this application.

Para 9.7 - replace with:

Following adoption of the new Local Plan on 19th March 2024, the site is an allocated housing site with built development to be provided on land within the settlement area. Para 11 of the NPPF advises that development proposals that accord with an up-to-date development plan should be approved without delay.

Paras 9.8 through to 9.15 inclusive - delete

Para 9.62 - replace with:

The proposed planting comprises fewer trees than would be removed so there would be a permanent net reduction in tree cover by the time the new trees are mature. However, the planting scheme includes a greater range of species than would be removed and would therefore enhance biodiversity. The existing site is heavily dominated by plantation trees that give uniformity in tree cover and age of trees. The development would include trees along streets and within open spaces including the Pocket Park. This would allow for greater tree variety across the site and allow for greening of the development. The retention of the landscape buffer along the boundary with Nine Mile Ride and retention of woodland to the west of the proposed residential development would allow for the protection of the settings of the settlements of Bracknell and Crowthorne. The proposal is therefore considered to be acceptable in terms of policies LP6 and LP36 of the 2024 Local Plan.

Para 9.83 - delete reference to policy M9 of the BFLP in the final sentence.

Para 9.123 - amendments / clarification of table

Para 9.144 - replace first sentence with:

Any development is also required to contribute to the delivery of necessary infrastructure (Policy LP24 of the Local Plan 2024).

10.2 - replace the second sentence with:

However, the allocation of the site for residential development in the newly adopted Local Plan confirms that development can be satisfactorily achieved on the site.

10.11 - replace with:

In weighing the planning balance, Members will have regard to the status of the development plan. As the 2024 Local Plan has been adopted prior to the consideration of this application by the Planning Committee, the application relates to an allocated site within an up-to-date development plan. In these circumstances, the application should be approved in accordance with the development plan unless material considerations indicate otherwise.

Para 10.13 - delete paragraph

Para 10.14 - replace first sentence with:

The previous appeal decision is a material consideration.

10.15 - replace with:

Therefore, for the reasons set out above, the application is recommended for approval.

6 REPRESENTATIONS RECEIVED

-An additional 181 letters have been received raising the following additional considerations:

-Loss of trees should be replaced sufficiently to ensure carbon offset can be achieved

-Housing development should take place on brownfield rather than greenfield sites

-Questioned where the new residents would move from and where they would work. Likely that residents would drive to local facilities.

-Crowthorne has had significant development recently and local infrastructure cannot cope

-Crowthorne will be swamped by Bracknell.

5. THE PROPOSAL

5.2 Housing is shown to be a mix of detached and semi-detached houses together with 24 no 2 bed apartments within 6no. two storey apartment buildings. The bedroom mix of the proposed houses is 71 no. 2 bed, 103 no. 3 bed and 52 no. 4 bed. The affordable housing mix is proposed as 24 no 2 bed apartments, 28 no. 2 bed houses, 57 no. 3 bed houses and 4 no, 4 bed houses.

Environmental Health

No objection subject to conditions.

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

i Principle of Development

ii Design

- iii Trees
- iv Highways
- v Drainage
- vi Impact on Biodiversity
- vii Landscaping
- viii Affordable Housing and Dwelling Mix
- viii Thames Basin Heaths Special Protection Area (SPA)
- x Sustainability
- xi Climate Change
- xii Waste
- xiii Securing Necessary Infrastructure

9.76 All dwellings will be provided with at least 1 active EV space, fitted with the necessary infrastructure to support the installation of an EV charging point depending on end user need. In addition, 5 dual charger EV charging points will be provided in public areas of the site layout throughout the scheme. The Council's adopted Parking standards seek 20% passive EV space provision. Recent changes to Part S of the Building Regulations which have now come into force, will require a higher level of active provision.

vii Affordable Housing

9.123 The application proposes that 113 of the 226 dwellings i.e. up to 50% will be provided as affordable housing. Policy LP6 and policy LP 16 of the local plan seek 79 affordable units or 35% of units to be affordable. The policy compliant level of 35% will be secured by means of the s106 Agreement, with the remaining 15% provided a result of Homes England grant funding. This additional affordable housing will be secured through a condition when grant funding is confirmed. The breakdown of affordable units is:

	2 Bed Flat	2 Bed House	3 Bed House	4 Bed House
Private		19	46	48
Affordable/ Social Rent	24	10	38	4
Shared Ownership		18	19	

11. RECOMMENDATION

Following the completion of Planning Obligations under Section 106 of the Town and country Planning Act 1990 relating to:

- Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA to include a sum for the future management and maintenance..
- Requirement to enter into S278 for the construction of the access and off-site in-kind works to pedestrian/cycle ways.
- Travel Plan
- Contributions towards community facilities.
- Off-site OSPV contributions.
- SuDS monitoring fee.
- Affordable housing
- Secure Biodiversity Net Gain in line with the submitted plans for 30 years.
- Biodiversity Net Gain Monitoring sum
- 30 Year Development Landscape Management Plan to ensure delivery of biodiversity net gain.
- Woodland Management Plan - to cover woodland outside SANG within the red line boundary
- Enter into S38 and S38 agreements to secure necessary highway works.

That the Assistant Director: Planning be authorised to APPROVE the application subject to the following conditions amended, added

to or deleted as the Assistant Director: 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:

BFT-AHR-SO-ZZ-DR-A-10-115 REV C1
123 PS-103 REV V
123 PS-110 REV T
123 PS-102
123 PS-104
123 PS-201
123 PS-202
123 PS-203
123 PS-204
123 PS-205 REV A
123 PS-206 REV C
123 PS-207 REV D
123 PS-208 REV A
123 PS-209 REV A
123 PS-210 REV A
123 PS-211 REV A
123 PS-212 REV A
123 PS-213 REV B
123 PS-214 REV A
123 PS-215 REV A
123 PS-216
123 PS-220 REV A
123 PS-222 REV B
123 PS-601 REV A
123 PS-602 REV A
123 PS-603 REV A
123 PS-604 REV A
123 PS-605 REV A

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any dwellings 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 where lighting is 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 with vertical calculation planes 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: BFLP LP 3 and LP 53]

04. 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 Plans and Policy: BFLP LP 62]

05. Prior to occupation of the first flatted unit, details of appropriate signage for the car parking spaces for the flatted units and plots e57-e60 will be submitted to and approved by the LPA. The signage shall be installed as approved and retained thereafter

REASON: To ensure adequate parking is provided. [Relevant Policy: BFLP LP 62]

06. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to the flatted units hereby permitted.

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: BFLP LP 62]

07. No gates at either the Nine Mile Ride or South Road entrances shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety. [Relevant Policies: BFLP LP 25]

08. No works shall take place until a scheme for the provision of additional affordable has been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the steps taken to seek to secure grant funding to deliver up to 15 % additional affordable housing in addition to the 35% policy compliant affordable housing secured through the Section 106 agreement. In the event that grant funding is secured, the The scheme shall include:

- (i) the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of up to 15% of housing units,
- (ii) the timing of the construction of the additional affordable housing and its phasing in relation to the occupancy of the market housing;
- (iii) the arrangements for the transfer of the additional affordable housing to an affordable housing provider;
- (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the additional affordable housing;
- and (v) the occupancy criteria to be used for determining the identity of the occupiers of the additional affordable housing and the means by which such occupancy criteria shall be enforced.

The additional affordable housing provided shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework 2023 or any future guidance that replaces it. For the avoidance of doubt, there shall be no requirement to provide additional affordable housing above the amount for which grant funding is secured

REASON: to secure the provision of additional affordable housing, over and above the policy requirement, in the event that grant funding is awarded by Homes England.

[Relevant Policies: BFLP LP 16]

09. Prior to commencement of the development (excluding site clearance), a scheme for the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority retains control over the development in the interests of the proper planning of the area. [Relevant Policies: BFLP LP 28]

10. Prior to the commencement of the development hereby approved, a scheme for the protection of the retained trees, in accordance with Tree Works Plan D8765.002, shall be submitted to and approved by the Local Planning Authority.

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: BFLP LP 54]

11. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive unless a nesting bird check has been conducted by a suitably qualified ecologist. Any active birds' nest that are discovered shall be protected by an appropriate 5m buffer around the nest and the nest shall be retained until such time that the chicks have fledged.

REASON: In the interests of nature conservation [Relevant Plans and Policies: BFLP LP 53]

REASON: In the interests of nature conservation [Relevant Plans and Policies: BFLP LP 53]

12. The development hereby permitted 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) control of surface water run off
- iv) site security arrangements including hoardings
- v) proposed method of piling for foundations
- vi) construction and demolition working hours
- vii) hours during the construction and demolition phase, when delivery vehicles or v) vehicles taking materials are allowed to enter or leave the site.
- viii) Details of hours of work,
- ix) control of lighting to avoid noise nuisance

The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenities of the area. [Relevant Policies: BFLP LP 58]

13. No development (including site clearance) shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include as a minimum:

- (i) Location of the access for demolition and construction vehicles;
- (ii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (iii) Details of the parking of vehicles of site operatives and visitors;
- (iv) Areas for loading and unloading of plant and materials;
- (v) Areas for the storage of plant and materials used in constructing the development;
- (vi) Location of any temporary portacabins and welfare buildings for site operatives;
- (vii) Details of any external lighting of the site;
- (viii) Measures to prevent ground and water pollution from contaminants on-site;
- (ix) Details of wheel-washing facilities;
- (x) Measures to minimise the pollution potential of unavoidable waste;
- (xi) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xii) details of measures to mitigate the impact of demolition and construction activities on ecology; and
- (xiii) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition and construction phases.

[Relevant Plans and Policies: BFLP LP 58]

14. No development (including site clearance) shall begin until an updated Ecological Mitigation and Enhancement Strategy has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:

- i. Updated protected species surveys
- ii. measures to avoid harm to protected and notable species
- iii. features provided to mitigate the loss of habitat
- iv. habitat and biodiversity enhancements (not mitigation)
- v. on-going management of new features/habitat.

The Updated Ecological Mitigation and Enhancement Strategy shall be implemented in accordance with the approved details. An ecological site inspection report confirming the implementation of the approved measures shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFLP LP 53]

15. No development within a phase shall take place until full details of the Drainage Strategy and System(s) for that phase showing all off-site connections and a programme for delivery have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy BFLP LP 57.

16. No occupation of any dwelling in each phase shall take place until details of how the surface water drainage shall be maintained and managed for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy BFLP LP 57.

17. The development hereby approved shall not be occupied until details of car ports have been submitted for approval. The car ports once approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.
[Relevant Policy: BFLP LP 62]

18. No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development 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 visual amenities of the area.
[Relevant Policies: BFLP LP 50].

19. The development hereby approved shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities for the flatted units within the scheme and full details of sheds to provide cycle parking for the dwelling houses. The flatted units and dwelling houses shall not be occupied until the approved scheme has been implemented. The facilities and sheds shall be retained thereafter.

REASON: In the interests of accessibility of the development to cyclists. [Relevant Policies: BFLP LP 62]

20. The development hereby approved shall not be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the dwelling to which it relates and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity. [Relevant Policies: BFLP LP50]

21. The development hereby approved shall not be occupied until the following have been submitted to and approved in writing by the Local Planning Authority:

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

No dwelling shall be occupied until the landscaping for that plot has been carried out in accordance with the approved soft landscape planting scheme

All other hard landscape elements of the approved landscape scheme shall be carried out prior to the occupation of the 226th dwelling on the approved development.

The details in respect of 1), above shall include:

- a) Comprehensive planting plans showing 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) Means of enclosure (walls and fences etc)
- d) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- e) Any trees or plants which die, are removed, uprooted, are significantly damaged, become diseased or deformed within a period of 5 years from the completion of the development are to be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation

REASON: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

[Relevant policies: BFLP LP 50 and LP 54]

22. The development hereby approved shall not be occupied until an Air Quality Assessment has been submitted to the local planning authority to demonstrate any likely changes in air quality exposure to air pollutants as a result of the proposed development, including any impacts on air quality management areas. The assessment is to compare the air quality following completion of the development with that expected at the time without the development. The assessment will need to:

1. assess the existing air quality in the study area (existing baseline)
2. predict the future air quality without the development in place (future baseline)
3. predict the future air quality with the development in place (with development)
4. provide details of any mitigation required.

It should include impacts on nitrogen dioxide and particles (PM10 and PM2.5), as well as the cumulative impact with other committed developments. Consideration must also be given to potential uncertainties in predicting future emissions from vehicles in the future, i.e. predict potential future air quality with and without the development/committed developments in place assuming no improvements in emissions from vehicles to compare against predicted future air quality with improvements in vehicle emissions. Isopleths maps of air quality concentrations and exceedance areas should also be included in the Air Quality Assessment Report so the public can easily see potential impacts on air quality.

The air quality assessment should demonstrate that the proposal will deliver safe and habitable standards of air quality for future residents of the development.

Reason: To protect air quality in the area and safeguard public health
[Relevant policy: BFLP LP 58].

23. The development hereby approved shall not be occupied until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Energy Demand Assessment as approved and retained as such thereafter.

REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: BFLP LP 27 and LP 55]

24. The development hereby approved shall not be occupied until a Water Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/ person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Water Statement as approved and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: BFLP LP 27 and LP 55]

25. No development above slab level shall take place until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.
[Relevant Policies: BFLP LP 25]

26. No development above slab level shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for offsite highway works including the following:

- I. the proposed roundabout access onto Nine Mile Ride which is to be constructed within land in the applicants control or adopted highway; and
- II. the proposed access on South Road.

No dwelling served by the relevant access shall be occupied until the relevant off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.
[Relevant Policy: BFLP LP 25]

27. No part of the development shall be occupied until a scheme for informing buyers about protected species such as reptiles and nesting birds in gardens and the surrounding area, their importance, how they may impact on, and encounter them, has been submitted to the Local Planning Authority and approved in writing. The development shall be implemented in accordance with the scheme to inform buyers.

REASON: In the interests of nature conservation [Relevant Plans and Policies: BFLP LP 53]

28. No dwelling shall be occupied until a means of access to said dwelling has been constructed for vehicles, pedestrians and/or cyclists in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The means of access shall thereafter be retained unobstructed for its intended use.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BFLP LP 25]

29. No dwelling shall be occupied until the associated vehicle parking and turning space for the dwelling has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Identified parking courts shall not thereafter be used for any purpose other than parking and turning.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFLP LP 25 and LP 62]

30. Plots f16-f26 shall not be occupied until a footway for pedestrians on the western side of the access road 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 to pedestrians.
[Relevant Policies: BFLP LP 25]

31. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the practical completion of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed including UKHABS types over a period of 30 years
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management including biodiversity net gain target habitat types and condition
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) On-going monitoring and remedial measures.

The landscape and ecological management plan (LEMP) shall be implemented as approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFLP LP 53]

32. Prior to practical completion of any dwelling in each phase a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted to and approved in writing by the Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms, cover systems etc.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy BFLP LP 57

33 No development shall commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

- 1 The programme and methodology of site investigation and recording
- 2 The programme for post investigation assessment
- 3 Provision to be made for analysis of the site investigation and recording
- 4 Provision to be made for publication and dissemination of the analysis and records of the site investigation
- 5 Provision to be made for archive deposition of the analysis and records of the site investigation
- 6 Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.
- 7 Early mitigation, prior to reserved matters, is recommended which would permit any archaeology found to inform on the design details of this development.

REASON: To ensure the protection and enhancement of the historic environment in accordance with BFLP Policy LP 29.

34 The Development shall take place in accordance with the WSI approved under condition 33.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition 32 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with BFLP Policy LP 29.

35 If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority.

Reason:

To protect future occupiers and users of the site from the harmful effects of contamination
Conservation

[Relevant Plans and Policies: LP 58]

36 Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 35) and a final validation report shall be submitted to the local planning authority before the site (or relevant phase of the development site) is occupied.

Reason:

To protect future occupiers and users of the site from the harmful effects of contamination

[Relevant Plans and Policies: BFLP LP 58]

37 No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority on the SANG and safeguarded land::

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

The SANG and safeguarded land shall not be brought into use until the landscaping has been carried out in accordance with the approved soft landscape planting scheme.

The details in respect of 1), above shall include:

a) Comprehensive planting plans showing 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) Means of enclosure (walls and fences etc)

d) Paving including pedestrian paths, , proposed materials and construction methods, cycle routes, parking courts.

e) Any trees or plants which die, are removed, uprooted, are significantly damaged, become diseased or deformed within a period of 5 years from the completion of the development are to be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation

REASON: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the SANG in the interests of the visual amenity of the area.

[Relevant policies: BFLP LP32, LP 50, LP53 and LP 54]

In the event of the S106 agreement not being completed by 30th June 2024, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

01 In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), 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 the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

02 The proposed development would unacceptably increase the pressure on highways and transportation infrastructure and public open space. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards open space, biodiversity and community facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and to the Planning Obligations SPD and the NPPF.

03 In the absence of a planning obligation to secure a biodiversity net gain which would deliver measurable improvements for biodiversity by creating or enhancing habitats in association with the development the proposal is contrary to paras 8c and 170d of the NPPF

04 In the absence of a planning obligation to secure an appropriate level of affordable housing the proposal is contrary to policy LP16 of the Local Plan 2024.

05 In the absence of a planning obligation to secure payments to monitor the required SuDS scheme it has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

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 In relation to condition 27 :(access to dwellings):

Plots where access is shown from the front entrance to the parking spaces will require an additional footway from the front entrance to the highway to be adopted.

Details of the road serving plots c11-c22 shall include details of a 2m service margin with adequate clearance from the dwelling and any porch canopies.

03. The applicant is advised that the following conditions require discharging prior to commencement of development: 07,08, 09, 11, 12, 13, 14, 32 and 36.

The following condition requires discharging prior to the commencement of development above slab level:: 17, 24, 25.

The following conditions require discharging prior to practical completion of the development: 30 and 31.

The following conditions require discharging before the relevant works are carried out:03, 10.

The following conditions require discharge prior to the occupation of the dwellings hereby approved: 05, 15, 16, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29.

No details are required to be submitted in relation to the following conditions; however they are required to be complied with: 01, 02, 04, 06, 33, 35.