

## Unrestricted Report

### ITEM NO: 06

Application No.  
**18/00639/FUL**

Ward:  
Winkfield And  
Cranbourne

Date Registered:  
14 June 2018

Target Decision Date:  
9 August 2018

Site Address:

**Conyngwood Mushroom Castle Winkfield Row  
Bracknell Berkshire RG42 7PL**

Proposal:

**Erection of 1 no. 5 bed detached dwelling, 2 no. 4 bed detached dwellings and 2 no. 3 bed semi-detached dwellings following demolition of existing dwelling.**

Applicant:

Whitton Homes Ltd

Agent:

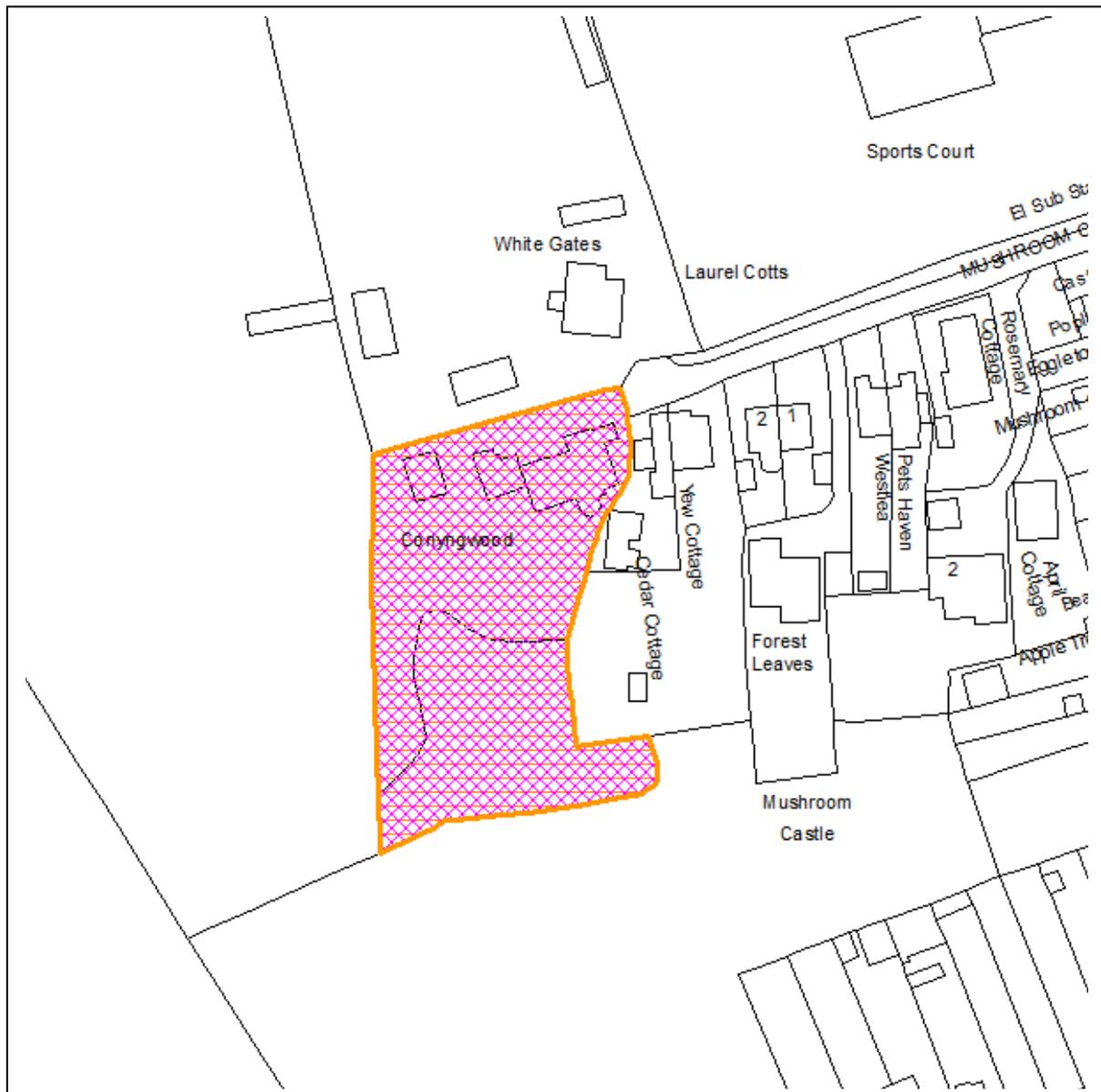
Carter Planning Ltd

Case Officer:

Sarah Fryer, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 This application seeks planning permission for the demolition of the existing bungalow and outbuildings and erection of 5, two storey dwellings with parking and landscaping.

1.2 The site is located within the settlement boundary, and accordingly, the principle of the proposal is acceptable.

1.3 The proposal is deemed to be acceptable in highway terms and, subject to the proposed improvements to Mushroom Castle, the proposal would not result in a detriment to highway safety. The nearest property Cedar Cottage is located a sufficient distance away from facing windows and the ground floor side windows can be mitigated with suitable boundary treatments. The application is considered to be acceptable in terms of ecology and drainage and would not have a detrimental impact upon trees.

<b>Recommendation</b>
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Planning permission be granted subject to the completion of a S106 agreement and the conditions contained within Section 11 of this report.
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### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application is being determined by Committee as it has received more than 5 objections.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Settlement Boundary
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Within 5km of Thames Basin Heaths SPA
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3.1 This application relates to a plot of land located at the west end of Mushroom Castle. Mushroom Castle is a private road with access from Chavey Down Road serving a number of residential properties. Conyngwood is a detached sprawling bungalow located at the western end of Mushroom Castle.

3.2 The site slopes down to the south with the lowest point being located within the southwestern corner. A water course runs along the southern boundary and apart from the built form and hard-surfacing located at the northern edge the site is laid to grass and forms the residential curtilage.

### **4. RELEVANT SITE HISTORY**

4.1 Various previous applications relating to extensions and alterations to dwelling but none relevant to this application.

### **5. THE PROPOSAL**

5.1 Full planning consent is sought for the demolition of the existing structures and hardstanding and erection of 5 dwellings consisting of no. 2 three bedroom semi-detached and no. 2 four bedroom detached dwellings and no. 1 five bedroom dwelling. The proposed dwellings would be positioned in two rows orientated east - west. The first row located to the north would continue the line of dwellings

## 6. REPRESENTATIONS RECEIVED

6.1 A total of 11 objections have been received raising the following concerns:

- The single tracked road will not cope with additional traffic including construction traffic.
- Foul water infrastructure already has problems and will not cope with additional dwellings.
- 5 more units will spoil peaceful character of this private lane. It is ill considered.
- Adders, grass snakes, bats and badgers have been observed within the site and the environment should not be killed off for more tacky architecture.
- Infrastructure (road network, GPs, schools, water and sewage provision) is already badly congested and more houses will add to the chaos.
- Semi-rural character of the area will be further eroded.
- The impact of an additional 2 dwellings on a neighbouring site should also be considered. Mushroom Castle is not suitable to cope with the increase in number of dwellings proposed.
- Worried about maintenance of privately owned road and damage to property [Officer Comment: these are civil matters and damage to third party property is covered by the Party Wall Act]
- Additional vehicles passing by would be an imposition.
- If passing places are added as suggested within the transport statement, would this result in any hedgerow being removed. [Officer note: The officer has been on site and can verify there is sufficient room to widen the access road and provide passing places without removing the hedge]

## 7. SUMMARY OF CONSULTATION RESPONSES

7.1 Renewable Energy: The submitted Energy Demand Assessment is not sufficient to meet the requirements of Policy CS12. A revised Energy Demand Assessment should be secured by condition.

7.2 Bio-diversity: No objection subject to conditions

7.3 Highways: No objection subject to conditions and S278 agreement.

## 8. DEVELOPMENT PLAN

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent except for CP1 of SALP which is not wholly consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Housing	CS15, CS16 of the CSDPD, H5 of BFBLP, SA6 of SALP.	Generally consistent. The NPPF supports providing a range of homes (para. 8)
Residential amenity	EN20 and EN25 of BFBLP.	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting

		their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 and CS24 of CSDPD	Consistent
Sustainability	CS10 & CS12 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Impact of development	CS6 of CSDPD	
Pollution	Saved policy EN25 of BFBLP	
<b>Supplementary Planning Documents (SPD)</b>		
Thames Basin Heath Special Protection Area (SPD)		
Design SPD		
Parking standards SPD		
Planning Obligations SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
Character Area Assessments SPD		

## 9. PLANNING CONSIDERATIONS

The key issues for consideration are:

- i. Principle of development
- ii. Impact on the character and appearance of the area
- iii. Residential Amenity
- iv. Transport Implications
- v. Tree implications
- vi. Drainage Considerations
- vii. Energy Demand
- viii. Thames Basin Heaths SPA
- ix. Ecology

- i Principle of development

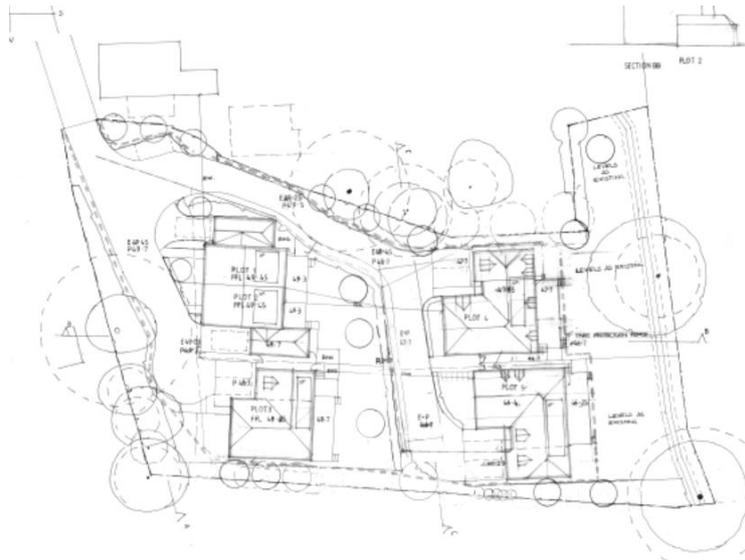
9.1 The site is located within the settlement boundary as defined by the Bracknell Forest Policies Map 2013 and would also see the re-development of a site which contains a dwelling. Accordingly, the principle of residential development is considered acceptable and accords with Policies CP1 of the SALP and CS2 of the Core Strategy Development Plan Document.

- ii. Impact on the character and appearance of the area

9.2 Mushroom Castle is a private unmade narrow road with access from Chavey Down Road. The area is residential in character. The area is defined as a character area within the Character Area Assessments SPD (Northern villages Character Area D). This summarises that the area is varied in terms of landscape and architecture. Specifically, Mushroom Castle

is identified as dating back to the early 19<sup>th</sup> century and having a 'narrow and enclosed character'.

9.3 The application would result in 5 dwellings replacing one, a net gain of 4. These would be arranged in two rows, one of which follows the current form of development, whilst the other would be located to the south and set behind the first row. All dwellings would have vehicular access off a private driveway leading from the current access from Mushroom Castle. There is already development in depth along Mushroom Castle and therefore the form of the development is unobjectionable.



9.4 Mushroom Castle consists of a variety of styles and ages of properties which have occurred over time. The design and appearance of the dwellings is not considered objectionable.

9.5 The application, to overcome highways concerns, includes proposals to increase the width of the access and formalise the junction between Chavey Down Road and Mushroom Castle. Chavey Down Road has a formal urban character and therefore the improvements at the junction with Mushroom Castle are not considered to be out of character.

9.6 It is proposed to widen Mushroom Castle for the first 50m to 4.8m from the edge of the highway and add an additional passing place. The applicant has confirmed that it is not intended to disturb the hedgerow to the northern side of Mushroom Castle which significantly contributes to the narrow and enclosed character identified within the Character Area Assessments SPD. Having measured the access it is considered that there is sufficient width to undertake the improvements. Accordingly, it is considered that the proposal will not detrimentally affect the character or appearance of Mushroom Castle.

### iii. Residential Amenity

9.7 The nearest properties to the application site are White Gates, Cedar Cottage and Yew Cottage.

#### White Gates

9.8 White Gates is a property located to the north of the application site, and benefits from planning permission for the erection of two dwellings to the north of White Gates. White Gates is a two-storey dwelling with a detached double garage to the south west of the main

dwelling. The application site is separated from White Gates by a line of protected trees restricting views and potential overlooking. White Gates is orientated east west, with the side elevation located in excess of 30m from the front elevation of plot 1, the closest to White Gates. Given the distances, orientation and screening, it is not considered that the proposal would result in any loss of privacy to the occupiers of White Gates.

**Cedar Cottage**

9.9 This is a two-storey, semi-detached traditional dwelling located to the east of the application site. It's driveway abuts the application site and it has vehicular access off Mushroom Castle immediately next to the proposed site access. There are a number of windows to the side elevation of Cedar Cottage facing the application site, which is separated by significant landscaping along the boundary. The property has a lean-to car port to the front of the access driveway with detached ancillary accommodation to the rear, with garage doors to the front and aerial photographs indicate a conservatory to the rear. Cedar Cottage is at a higher level than the application site. Whilst a landscaping plan has been submitted, it does not contain any information regarding boundary treatments. Cedar Cottage could erect a 2m high fence along their boundary to prevent passing pedestrians and vehicles from looking into any ground floor windows under permitted development rights. It is considered that boundary treatments can be conditioned and a suitable boundary could be considered at this point along this edge.

9.10 Plots 1 and 4 are the closest proposed plots to this property. Plot 1 has first floor side window serving a stairwell located approximately 11m from the boundary and to prevent overlooking it is proposed that a condition be imposed ensuring that this window is obscurely glazed and be top opening only.

9.11 The other widows facing front and rear would be at too much of an oblique angle to result in overlooking.



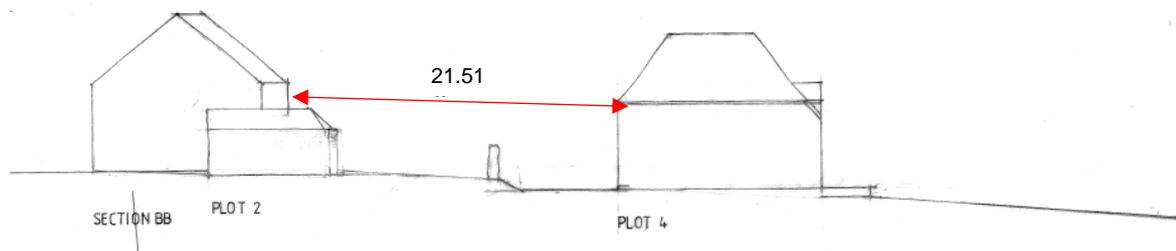
**Yew Cottage**

9.12 Plot 4 is located to the south-west of Cedar Cottage and has the boundary with Yew Cottage directly opposite. Yew Cottage is located on the other side to Cedar Cottage than

the proposal, however its garden wraps around to the rear of Cedar Cottage and hence shares a boundary with the application site. Given this relationship it is not considered that the proposal would harm the most private areas of the garden and therefore would protect the privacy of occupiers of Yew Cottage.

#### Future occupiers

9.13 The proposed dwellings are all provided with acceptable rear amenity areas. The front of plots 4 and 5 would face the rear elevations of plots 1-3. They are separated by a distance of 21.5m, 0.5m short of the minimum suggested distance within the design SPD. Given that this is guidance and that both occupants are to be new, and will purchase the dwellings knowing the situation, the relationship is considered to be acceptable in this instance.



#### iv Transport Implications

9.14 These five dwellings would take access off Chavey Down Road, a local distributor road, which is subject to a 30mph speed limit; via Mushroom Castle, a private lane. Sight-lines of 2.4m by 90m are available at the junction of mushroom Castle with Chavey Down Road which exceeds highway requirements.

9.15 It is proposed to widen the carriageway of Mushroom Castle where it meets Chavey Down Road, to provide a 4.8m wide carriageway, and kerb radii around the junction. Pedestrian tactile crossing provision is proposed across this junction. In addition, Mushroom Castle is to be widened to 4.8m for the first 50m from Chavey Down Road, and a further passing place is to be provided along Mushroom Castle, opposite Rosemary Cottage. These proposals which are contained within the applicant's Transport Statement would improve two-way vehicle access, and improve access for refuse collection, deliveries, pedestrians and cyclists. The Council's Highway Guide for Residential Development indicates that two vehicles can pass at low speed along a 4.8m wide shared surface road.

9.16 The red line area indicates that improvements to Mushroom Castle can be achieved; and the applicant has served Certificate B on various parties. The improvements to Mushroom Castle should be secured via planning condition, with further details of surfacing and drainage to be submitted and all completed prior to occupation. The works within the highway (at the junction of Mushroom Castle and Chavey Down Road) should be secured via the off-site highway works planning condition, and the applicant should be advised (by way of informative) that a section 278 agreement will be required.

9.17 This development access is in a similar position to the existing access to Conyngwood between Cedar Cottage and White Gate. The Proposed Site Plan (Drawing CMC/2016/100/Rev D) indicates that the extended road into the site and turning head would vary in width between 4.2m and 6.4m. This would provide acceptable access including for refuse vehicles. The site layout has been designed to include a turning head for a refuse vehicle, and the vehicle tracking provided within the applicant's Transport Statement

indicates that a refuse vehicle would be able to turn within the site. This would enable acceptable waste collection for these new dwellings, and the provision of turning would be an improvement to existing refuse collection along the lane. The internal access road would need to be constructed to take the weight of a refuse vehicle. The internal access road would need to be constructed to take the weight of a refuse vehicle.

9.18 The Proposed Site Plan indicates that the proposed access road/shared drive serving plots 4 and 5 narrows to 3.4m to the side of plot 1, and the adjacent Cedar Cottage. Whilst two vehicles are unable to pass at this point, the shared drive is wide enough for two vehicles to pass to either side of the narrowing, inter-visibility is provided between vehicles waiting at either end of the narrowing, and this narrowing is likely to keep speeds low. A fire tender could gain access through a 3.4m wide access route.

#### Parking

9.19 The proposed parking, including garages complies with the Council's parking standards. Also, cycle parking is to be accommodated within garages. The Proposed Site Plan (Drawing CMC/2016/100 Rev. D) shows the provision of 3 parking spaces, including 2 driveway spaces and a garage parking space for each dwelling to comply with the parking standards. An area for visitor parking is to be provided close to the new site access, which could accommodate one visitor parking space; in line with the requirements for five dwellings.

#### Trips

9.20 The applicant's Transport Statement notes that the redevelopment of the site to create five residential dwellings, and the loss of one existing property (Conyngwood), will result in an increase of circa 21 vehicular trips to and from the site over the course of a day, including two additional movements during both peak periods.

9.21 Subject to the imposition of conditions covering proposed highway improvements at the junction of Mushroom Castle with Chavey Down Road and along Mushroom Castle, and a construction traffic management plan there are no objections on highway grounds. The proposal is therefore considered to comply with Policy CS23 of the CSDPD.

#### v Tree Implications

9.22 The Oak and Birch to the south of the site are protected by confirmed Tree Preservation Order 1241 (T1 and T2 respectively in the Order schedule and submitted Site Survey). Together with the BFC managed native woodland bordering the site to the south (which on this border includes Yew, Holly, Birch and Oak of varying age, many with significant future growth potential), these make a significant contribution to the landscape character and the appearance of the area and are a significant constraint in relation to the development of this site.

9.23 In addition, there are also several other trees on the borders which are also of particular longer term landscape importance that also represent a constraint to this development, specifically T11 a semi mature Oak and T12 a Sycamore. Both are A1/2 grade trees following current BS 5837 guidance based on their anticipated 40 year + minimum remaining life expectancy, general good vitality, form, condition and current absence of any significant structural defects. It is important to note that both trees have substantial future growth potential which could attain average ultimate heights and radial crown spreads of 22-23m+ and 9-10m respectively.

9.24 Factors including the size, future growth potential and shading (given the orientation of the proposed houses to the north of the trees/ woodland), are a material planning consideration supported by current BS 5837 guidance. Therefore, this needs to be carefully

considered in relation to building to tree relationships and avoiding pruning/ retention pressures redevelopment could potentially introduce on the trees/ woodland cover.

9.25 Amendments have been made to the proposal to take account of the trees and edge of woodland, allowing the trees sufficient space and respecting the root protection areas (RPAs). The drainage engineer has confirmed that the surface water drainage system which is proposed to drain into the ditch, separating the site from the wooded area to the south of the site, would not pollute this and as such the Tree Service has no objections to the proposal.

#### vi Drainage Considerations

9.26 Objections have been received raising concerns regarding the drainage capacity within the area. The applicant has provided confirmation from Thames Water that there is sufficient capacity within the system to accommodate the foul water from the proposal.

9.27 Whilst not within the EA flood zone 2 or 3, historic information indicates that the area is prone to surface water flooding and as such details of the SuDs proposal were requested. It is proposed to hold surface run off in underground storage areas prior to discharging into the ditch located adjacent to the southern boundary of the site. Rainwater harvesting is also proposed as a SuDs measure. Information regarding the profile and levels of this ditch along with pollution and silt interceptors within the drainage details has been submitted in support of the application.

9.28 Subject to conditions and a S106 clause to secure the continued maintenance there are no drainage objections to the proposal and the scheme would not detrimentally affect flooding and therefore accords with Policies CS1 and CS7 of the CSDPD.

#### vii Energy Demand

9.29 The installation of on-site renewable energy has not been taken into account regarding the design of these properties and layout of this development. East/West facing panels will have a reduced output.

9.30 The summary details of carbon dioxide emissions do not demonstrate how the proposal complies with 20% on site renewable energy requirements. Solar panels will often demonstrate a visible commitment to "being Green". They can be integrated into the roof eliminating costs of roof tiles. A 1.25 K/wh system is considered to be small and if possible a larger system would prove to be a better investment overall.

9.31 The conclusion states that a 29.5% reduction of Carbon dioxide emissions is achieved, but does not state baseline energy consumption and onsite renewable calculations. The applicant has been given the opportunity to address this during the application stage, however has requested that a condition be imposed, and detail sought later. Accordingly, subject to the imposition of an appropriately worded condition the proposal will comply with Policy CS12 of the CSDPD.

9.32 An acceptable water usage strategy has been submitted with the application. The proposal is therefore considered to comply with Policy CS10 of the CSDPD.

#### viii Thames Basin Heaths SPA

9.33 The Council, in consultation with Natural England, 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 integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out including mitigation requirements. This site is located approximately 4.7 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.

9.34 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.35 In this instance, the development would result in a net increase of 2 x three bedroom, 2 x four bedroom and 1 x five bedroom dwellings replacing the existing four bedroom dwelling which results in a total SANG contribution of £26,948.

9.36 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £3,281.

9.37 The total SPA related financial contribution for this proposal is £30,229. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD, the Planning Obligations SPD and the NPPF.

#### viii Ecology

9.38 The applicant's Ecological Assessment completed in May and July 2018 was submitted in support of the application. The surveys have been carried out by appropriately qualified ecologists in accordance with good practice guidance and conclude that the bungalow acts as an occasional roost used intermittently by one or two brown long eared bats. The assessment recommends that a European Protected Species mitigation licence or confirmation of the site's registration under the Low Impact Class Licence CL21 is required for demolition to go ahead lawfully. The report sets out mitigation measures showing how impacts during construction could be mitigated and how long term provision for bats can be included in the new dwelling.

9.39 The mitigation measures are considered appropriate and address the 'favourable conservation status' licensing test and should be secured as a condition of consent.

9.40 The ecological information submitted, including reptile surveys as well as the bat surveys, is sufficient to assess the ecological value of the site and the outline mitigation measures are acceptable for avoiding impacts on protected and notable species which should be secured by suitably worded conditions.

9.41 The proposal is therefore considered to comply with Policies CS1 and CS7 of the CSDPD supported by the NPPF.

## 10. CONCLUSIONS

10.1 The site is located within the settlement boundary, and seeks redevelopment of a site which currently contains one dwelling with a detached garage. Accordingly, the principle of the proposal is acceptable.

10.2 The proposal is deemed to be acceptable in highway terms and, subject to the proposed improvements to Mushroom Castle, the proposal would not result in a detriment to highway safety. The nearest property Cedar Cottage is located a sufficient distance away from facing windows and the ground floor side windows can be mitigated with suitable boundary treatments. The application is considered to be acceptable in terms of ecology, drainage and its impact upon trees. The proposal is accordingly recommended for approval.

## 11. RECOMMENDATION

**Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to the following measures:

- avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA); and,
- clause to secure the maintenance of the SuDs systems for the lifetime of the development.

That the Head of Planning be authorised to APPROVE the application 18/00639/FUL 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 shall be carried out in accordance with the following plans and details received by the Local Planning Authority:  
Location Plan  
CMC 2016/100 D - Proposed site plan (with levels) and site sections  
CMC 2016/11 B - Plots 1 and 2 Elevations  
CMC 2016/12 B - Plots 1 and 2 Plans  
CMC 2016/13 C - Plot 3 Elevations  
CMC 2016/14 C - Plot 3 Plans  
CMC 2016/15 B - Plot 4 Elevations  
CMC 2016/16B - Plot 4 Plans  
CMC 2016/17 - Plot 5 Elevations  
CMC 2016/18 - Plot 5 Plans  
2097-04 J - Drainage Layout  
2097-DS-REv F.- Sustainable Drainage Strategy May 2019  
296/04C- Landscape and Planting Plan  
296/01E - Tree Survey, Constraints and Protection Plan  
296/02B - Standard Tree Protection fence detail to BS5837 (2012)  
296/03C Construction detail for 'no dig' Permeable Driveway  
Tree Condition Survey, Arboricultural Implications Assessment and Protection Recommendations including site specific soil analysis and landscape/ planting proposals - May 2018 (March 2019 update).

REASON: To define the permission

03. Prior to commencement of the superstructure samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be 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: BFBLP EN20, Core Strategy DPD CS7]
04. The first floor window in the east elevation of plot 1 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be non-opening unless the part of the window that can be opened is more than 1.7m above the floor of the room that it serves.  
REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]
05. No dwelling shall be occupied until a means of access has been constructed, and access / widening works undertaken along Mushroom Castle in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.  
REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]
06. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided between driveway accesses and the shared surface road, and the access of Conyngwood with Mushroom Castle. The dimensions shall be measured along the edge of the drive and the edge of the road from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.  
REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]
07. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with drawing CMC 2016/100D. The spaces shall thereafter be kept available for parking at all times.  
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:  
(a) Parking of vehicles of site personnel, operatives and visitors  
(b) Loading and unloading of plant and vehicles  
(c) Storage of plant and materials used in constructing the development  
(d) Wheel cleaning facilities  
(e) Temporary portacabins and welfare for site operatives  
and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.  
REASON: In the interests of amenity and road safety.  
[Relevant Policies: CSDPD CS23]

09. The garage accommodation shall be retained for the use of the parking of vehicles and cycles at all times.  
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.  
[Relevant Policy: BFBLP M9]
10. No gates shall be provided at the vehicular access to the site.  
REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]
11. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development. The content of the LEMP shall include the following:
- a. Description and evaluation of features to be managed and enhanced
  - b. Ecological trends and constraints on site that might influence management
  - c. Aims and objectives of management and biodiversity enhancement
  - 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 LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.  
REASON: To ensure long term management of landscaping to support reptiles in the receptor area and to ensure appropriate management of landscaping for biodiversity across the site. This is particularly important given the adjacent Local Wildlife Site woodland.  
[Relevant Policies: CSDPD CS1 CS7]
12. Prior to commencement of the superstructure details of the boundary treatments (fencing, hedges, walls) shall be submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site and shall be retained as approved thereafter.  
REASON: To allow movement of wildlife, including reptiles and badgers across the site and in the interests of residential amenity.  
[Relevant Policies: CSDPD CS1 CS7, BFBLP EN20]
13. The reptile relocation area shown in Figure 1 of the GS Ecology letter dated November 2018 shall be implemented as such and thereafter retained.  
REASON: To support reptile populations and habitat connectivity.  
[Relevant Policies: CSDPD CS1 CS7]
14. All ecological measures and/or works shall be carried out in accordance with the details contained in GS Ecology Ecological Assessment dated October 2017 and GS Ecology letter dated November 2018. An ecological site inspection report shall be submitted for approval in writing within three months of the first occupation of any dwelling hereby approved.  
REASON In the interest of bio-diversity  
[Relevant Policies: CSDPD CS1 CS7]

15. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.  
REASON: In the interests of the sustainability and the efficient use of resources.  
[Relevant Plans and Policies: CSDPD Policy CS12]
16. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement, in so far as it relates to water usage, and shall be retained in accordance therewith.  
REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: Core Strategy DPD CS10]
17. No development (other than demolition) shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, permeable block paving details, rainwater harvesting specifications, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.  
The proposal shall be implemented in accordance with the approved details.  
REASON: To ensure that the site is properly drained and does not increase the risk of flooding.  
[Relevant Policies: CSDPD CS1]
18. Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes, cover systems.  
Reason: To ensure that the site is properly drained and does not increase the risk of flooding.  
[Relevant Policies: CSDPD CS1]
19. The protective fencing and other protection measures shown on drawing 296/01D shall be erected in the locations shown 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. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
  - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
  - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.

- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

20. The development hereby permitted shall not be occupied until the off- site highway works proposed within the submitted Transport Statement have been completed.

REASON: In the interests of highway safety.

[Relevant Plans and Policies: BFBLP M4]

### Informative

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. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. 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. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

- 01 Time
- 02 Plans
- 04 Obscure windows
- 06 Visibility splays
- 07 Vehicle parking
- 09 Garage parking retained
- 10 No gates
- 13 Reptile Areas
- 19 Tree protection

Details will be required in respect of the following conditions before the commencement of development:

- 03 Materials
- 08 Site organisation
- 12 Boundary treatments
- 15. Energy demand assessment
- 16. Sustainability statement
- 17. Drainage

Details will be required in respect of the following conditions before the occupation of dwellings:

05 Vehicle access

11. LEMP

18. Drainage verification report

20. Off-site highway works

3. The applicant should be aware of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.

Should the applicant fail to complete the required S106 agreement by 18 November 2019 the Head of Planning be authorised to **REFUSE** the application for the following reasons: -

1. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. 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 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, and the NPPF.

2. The proposed development would fail to demonstrate that the proposed SuDs drainage systems would be adequately maintained, thereby increasing the flood risk upon the site contrary to the objections of the NPPF and policy CS1 of the Core Strategy Development Plan Document.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)