

## Unrestricted Report

### ITEM NO: 06

Application No.  
**19/00862/FUL**  
Site Address:

Ward:  
Ascot

Date Registered:  
1 October 2019

Target Decision Date:  
26 November 2019

## Land Adjacent To Silver Trees Birch Lane Ascot Berkshire

Proposal: **Erection of single two storey dwelling.**

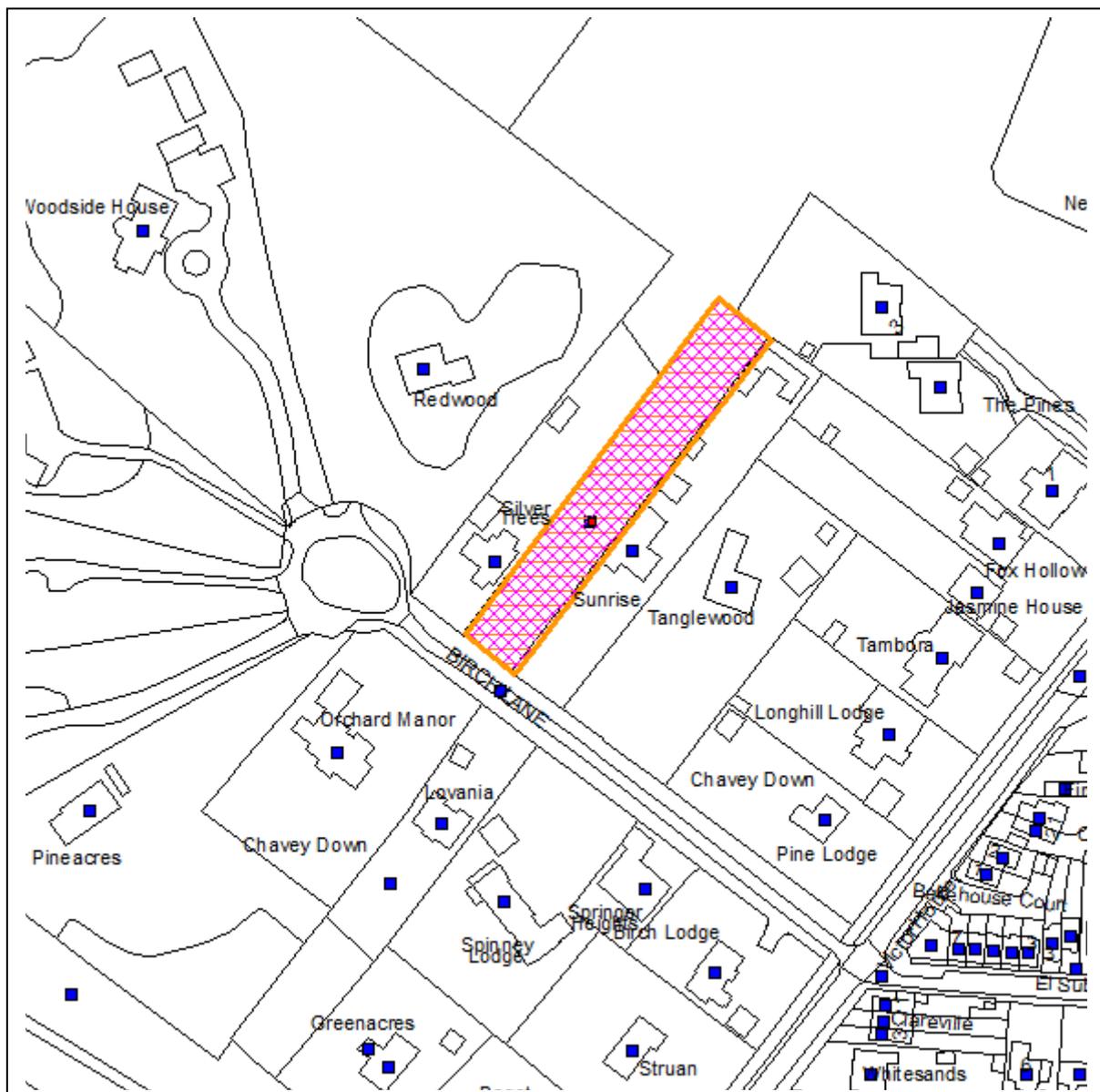
Applicant: Mr John Simmons

Agent: Mr D. Green

Case Officer: Margaret McEvit, 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 The proposal is for the erection of a two storey detached house.

1.2 The site comprises an area of unmanaged woodland. The erection of a dwelling house would result in the loss of trees protected by TPOs 606 and 1263 and would therefore be harmful to the landscape character and appearance of the area.

<b>RECOMMENDATION</b>
Planning permission be refused.

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee at the request of Cllr. Atkinson on the grounds that this application has taken onboard the reasons for dismissing the previous appeal on the site and is sympathetic to the woodland nature of the site.

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

<b>PLANNING STATUS</b>
Within settlement boundary
TPO to rear of property

3.1 The application site is located on Birch Lane, an unadopted road accessed off Long Hill Road. The site is located on the northern side of Birch Lane, between Sunrise and Silver Trees. At present it is largely covered by trees, and the site is protected in its entirety by confirmed Tree Preservation Order 606, which was served on 25 October 2004 and confirmed on 21 January 2005. It is also covered in its entirety by Tree Preservation Order 1263 which was served on 1 December 2017. It is located on land designated by the Bracknell Forest Borough Policies Map as 'Land outside of defined settlement'.

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

4.1 Application 4159 - Bungalow - REFUSED 1957

Application 7372 - Dwellinghouse - REFUSED 1961

Application 7912 - Dwellinghouse - REFUSED 1962

Application 16955 - Application for erection of two greenhouses for market garden work - APPROVED 1971

Application 602825 - Erection of one dwelling house (outline) - REFUSED 1977

Application 604941 - Erection of detached bungalow and garage (outline) - REFUSED 1980

Application 618569 - Erection of detached dwelling - REFUSED 1992 (APPEAL DISMISSED)

Application 14/01172/FUL - Erection of agricultural building and greenhouses for market garden - REFUSED 2015

Application 15/00500/FUL - Erection of agricultural building and greenhouses for market garden (resubmission of 14/01172/FUL) - REFUSED 2015

16/00780/FUL -Erection of agricultural building and 4no. greenhouses for market garden use. REFUSED 2016. Appeal DISMISSED 2017

17/01226/FUL - Erection of detached 4 bedroom dwelling. REFUSED 2018.

18/00224/FUL - Erection of detached 4 bedroom dwelling. REFUSED 2018. Appeal DISMISSED.

## **5. THE PROPOSAL**

5.1 This full application proposes the erection of a detached two storey dwellinghouse on the land forming the application site. The house would have a width of 10.35m, a depth of 7m and a height of 7.35m. The dwelling would have a curved raised seam metal roof with the elevations of painted render and green oak cladding.

No access to the site exists at present. The application proposes access onto Birch Lane using a 'porous access area' at the front of the site A private garden would be located to the rear of the dwelling, with a 'Slow Worm Sanctuary' at the rear of the garden.

5.2 As the development involves creating a new access onto a private road, notice has been served on the owners of this road, which are the other properties on Birch Lane. The 'red line' has been drawn up to the adopted highway on Longhill Road to demonstrate access.

## **6. REPRESENTATIONS RECEIVED**

### Parish Council:

6.1 No objection.

### Other representations:

6.2 Three letters of representation have been received, one of support and two of objection raising the following material planning considerations:

6.3 The Chavey Down Association has no objection to the application as the proposed house is much reduced in size over the most recent application and no trees are required to be felled.

6.4 The letters of objection state that;

6.5 It is inevitable that trees will be damaged to gain access during the construction phase and more will be lost in the future to provide a rear garden area. This will have an adverse effect on the character and appearance of the area covered by TPOs.

6.6

The previous appeals on this site have established that any development proposal is inappropriate for this woodland strip,

## **7. SUMMARY OF CONSULTATION RESPONSES**

### Tree Officer

7.1 The site is protected by woodland TPO 1263 and TPOs 606 and 1025. The woodland TPO protects trees of all species and age including saplings/seedlings, Hazel, Holly and all under-storey tree species. The woodland contains a diversity of trees and its natural undeveloped character is underpinned by the diversity of species as well as age, form and abundance of natural regeneration across the site. All are important to retain and safeguard. The value of the woodland is collective and very little weight can be attached to individual classification of trees.

7.2 The proposed residential use of this site is entirely at odds with the character of the site and would cause harm to it. It is considered that any such development would ultimately lead to extensive tree clearance. The construction and proposed end use would be likely to prevent future planting and create significant pressure for the pruning or removal of remaining trees. This would erode the existing woodland footprint and fundamentally and harmfully urbanise its undeveloped rural character. The footprint of the building and its access would right sterilise an area of woodland which would otherwise ultimately repopulate with trees if it were retained undeveloped. As highlighted by the planning inspectorate in an appeal decision on this site, this would undermine its wooded and undeveloped character.

7.3 The building would be unacceptably close to many trees resulting in a disproportionately small area of useable outdoor space. It would establish an unsustainable relationship to the remaining woodland trees, many of which have significant growth potential.

7.4 The proposals will result in substantial pressures to prune and remove many trees surrounding the building and adjacent to the access to establish reasonable clearance, avoid physical conflict with trees over time and establish more open garden areas. As trees on the plot grow, the proposed dwelling would become progressively enclosed. The tree retention set out in the submitted Arboricultural Impact Assessment is considered to be optimistic and misleading. Development of the site also brings with it a likely desire to remove understorey growth and lift trees to accommodate ancillary structures such as garden sheds and to maintain access to the site.

7.5 Based on standard shadows that retained trees on site will cast throughout the day to their north west through to the east sides of the proposed house, the property will be significantly overshadowed throughout the day. The majority of trees are semi mature and have substantial future growth potential and are grouped in a way that will exacerbate the effects of shading over time. This will lead to long term pressures to remove trees or severely control their growth to address the issues of shading. This will compound the overall erosion of the woodland footprint and further undermine its natural undeveloped character.

7.6 Tree loss and damage will be compounded by the construction of the access, with general construction activity in close proximity to trees, limited working and storage space and the inadequacy of the site access in terms of width.

7.7 Previous appeal decisions on the site have concluded that the creation of an access to the site and the necessary pruning to enable vehicle access would be

unacceptable on the basis of the impact on the site's undeveloped character. The drive footprint encroaches into the primary Root Protection Areas of trees adjacent to the access. This is likely to cause significant root damage which would adversely affect their health. The route along the access road is unrealistic in terms of its proximity to trees with little consideration given to future growth potential particularly in trunk width. Pressures on adjacent trees will be compounded by future maintenance requirements.

#### Highways Officer

7.8 Access would be taken off Long Hill Road via Birch Lane, a private road. Visibility splays of 2.4m by 120m can be achieved in either direction of the access of Birch Lane and Long Hill Road which exceeds the requirements for a 30mph speed limit. One new dwelling could generate 6 two way trips per day which is a modest traffic increase on a lane which currently serves several properties.

7.9 The driveway access to serve the dwelling would be around 2.4m wide. This is below the width of access roads set out in Manual for Streets, which forms part of the Council's adopted Streetscene SPD. The SPD states in relation to fire access:

"3.7 m carriageway (kerb to kerb) is required for operating space at the scene of a fire. Simply to reach a fire, the access route could be reduced to 2.75m over short distances, provided the pump appliance can get to within 45m of dwelling entrances;"

7.10 The Highways Guide for Development - Streetscene SPD Annex 1 also states in Appendix F that the minimum width for a private drive should be 3.0m. Refuse collection and emergency access would be the same arrangements as existing properties along Birch Lane.

7.11 Two parking spaces would be provided which would meet parking standards. Sufficient access and manoeuvring space would be provided to enable vehicles to exit in forward gear.

#### Environmental Health Officer

7.11 The site is within 250m of three historic landfill sites. Residential housing development within 250m of a landfill may be affected by migrating gas from the landfill site. A full gas assessment is required to determine the risk and the necessary remedial measures required to mitigate the effects of the gas before any development commences.

#### Biodiversity Officer

7.12 The submitted ecological assessment identifies mixed woodland at the site and a low population of slow worms, a Species of Principal Importance. The report includes Biodiversity Impact Assessment Calculator (BIAC). The report does not give details of what habitat is being retained and enhanced on the site. This information is important in demonstrating how the mitigation hierarchy has been followed first to avoid, then mitigate then compensate for any adverse impacts. As a result of the need to follow the mitigation hierarchy, the site will experience a trade-off between providing reptile habitat and conserving woodland. Provision for reptiles is more appropriate given the difficulty in translocating animals and the flexibility in providing woodland habitats both on and offsite.

## **8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION**

### DEVELOPMENT PLAN

8.1 The Development Plan includes the following: -

- Policy NRM6 of the South East Plan (May 2009)
- Core Strategy DPD (February 2008)
- Site Allocations Local Plan (July 2013)
- Bracknell Forest Borough Local Plan (January 2002)
- Bracknell Forest Borough Policies Map 2013

### PRINCIPLE OF DEVELOPMENT

(i) Policy context

8.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Para. 47 of the NPPF states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

8.3 The NPPF confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 11 sets out that for decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

8.4 Footnote 7 indicates that for the purposes of para. 11(d) in relation to applications involving the provision of housing, the policies which are most important for determining the application should be considered out of date in instances including where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years, with transitional arrangements currently applicable.

8.5 The Council is able to demonstrate a five year supply of deliverable housing sites (5.2 years as at April 2020) and is satisfied that the Housing Delivery Test based on the most recent figures published in November 2018 has been met.

	<b>Development Plan</b>	<b>NPPF</b>	
General policies	CP1 of SALP: Presumption in favour of sustainable development	Limited (policy not used in planning application decision-making)	Limited
	CS1 of CSDPD: Sustainable Development Principles	Consistent	Full
	CS2 of the CSDPD: Locational Principles	Consistent (Para. 17 & 117 -119).	Full
Principle of development (outside settlement)	CS9 of the CSDPD  'Saved' Policies EN8 and	Elements are acknowledged to not be fully consistent (para 170 a) and b) however the thrust of these policies remains consistent (paras. 78-79. 103, 104a, 117 and 170)	Moderate
	H5 of the BFBLP	Generally consistent (paras. 79, 103, 117 & 170)	Limited but relevant
Biodiversity	CS1 & CS7 of CSDPD  'Saved' Policy EN20 of BFBLP	Consistent (paras. 170 &175)	Full
Trees & Landscape	CS1 & CS7 of CSDPD	Consistent (paras. 127 & 170)	Full
	'Saved' Policies EN1, EN2 and EN20 of BFBLP	"	Full
Sustainability	CS10 and CS12 of CSDPD	Consistent (para 149)	Full
Design, Character and Residential Amenity	CS7 of CSDPD: Design	Consistent with Chapter 12	Full
	'Saved' Policy EN20 of BFBLP: Design considerations in new development	"	"
SPA	SEP 'Retained 'Policy NRM6: Thames Basin Heaths Special Protection Area	Consistent (paras. 170, 171, 173, 175, 176 & 177)	Full

	CSDPD Policy CS14: Thames Basin Heaths Special Protection Area  'Saved' Policy EN3 of the BFBLP: Nature Conservation		
Transport	CS23 and CS24 of CSDPD  'Saved' Policy M9 of BFBLP	Consistent with Chapter 9	Full  Full
Drainage	CS1 of CSDPD	Consistent (paras. 163&165)	Full
Securing necessary infrastructure	CSDPD Policy CS6	Consistent (paras. 54, 56, 92 & 94)	Full
Supplementary Planning Documents (SPD):			
Character Area Assessments SPD (2010) Design SPD (2017) Parking Standards SPD (2016) Planning Obligations SPD (2015) Thames Basin Heaths SPA SPD (2012)			
Other publications:			
National Planning Policy Framework (NPPF) (2019) National Planning Policy Guidance (NPPG) (2019) Bracknell Forest Borough Landscape Character Assessment (LUC) (2015)			

8.6 In light of their consistency with the terms of the Framework, the policies most important for determining the application should be considered 'up-to-date' for the purposes of para. 11 and the proposed development should be determined in accordance with the development plan unless material considerations dictate otherwise.

(ii) Principle of Development

8.7 The site is located on land outside of a defined settlement as shown on the Bracknell Forest Borough Policies Map (2013) and is considered 'countryside'. CSDPD Policy CS1 indicates that development should be located so as to reduce the need to travel and should protect and enhance the character and quality of local landscapes and the wider countryside together with historic and cultural features of acknowledged importance. Policy CS2 provides locational principles for the allocation of land for development and confirms that development will be permitted within defined settlements and on Allocated Sites. Both of these policies are considered to be consistent with the principles of sustainable development and a plan-led approach as set out in the NPPF such that they should be accorded full weight.

8.8 Policy CS9 of Core Strategy indicates that land outside settlements will be protected from development that would adversely affect its character, appearance or function.

Policy EN8 of the Saved Local Plan confirms that outside the defined settlement boundaries, development will only be permitted where it will not adversely affect the character, appearance or function of the land or damage its landscape quality. It provides a list of development types that may be permitted within the countryside, which does not include new residential development. It is acknowledged that the reference within these policies to protecting the countryside 'for its own sake' is not wholly consistent with the Framework. However when read as a whole, their thrust is broadly consistent with the NPPF's requirement that policies and planning decisions should contribute to and enhance the natural and local environment including by 'recognising the intrinsic character and beauty of the countryside'. As a result, these policies should be accorded substantial weight.

- 8.9 Policy H5 of the saved Local Plan indicates that new dwellings outside the defined settlement boundaries will not be permitted unless there is a need for them in connection with an accepted use associated with that location, and where it would cause no harm to the character of the area. None of the specified instances apply to the current proposal. This policy is generally consistent with the NPPF and accordingly should be accorded moderate weight.

#### National Planning Policy Framework (NPPF)

- 8.10 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.
- 8.11 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development. Policies in the NPPF as a whole constitute the Government's view of what sustainable development means in practice for the planning system.
- 8.12 The NPPF does not include specific policies in relation to new dwellings in the countryside outside of defined settlements, and outside of the Green Belt, except where they relate to new isolated dwellings; and in relation to economic development.
- 8.13 Annex 1 of the NPPF relates to implementation. Para. 213 sets out that due weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework. This applies to both the Core Strategy and BFBLP.
- 8.14 Given the Council's ability to demonstrate a five year supply of deliverable housing the application should be determined in accordance with development plan policy. Relevant policies in the development plan are considered to be largely in conformity with the NPPF therefore should be afforded substantial weight. The proposal to erect a dwelling on a site that is outside of the settlement area is contrary to policies CS1, CS2 and CS9 of the CSDPD and policies EN1, EN8, EN20 and H5 of the BFBLP. The proposed development would be harmful to the intrinsic beauty and character of the countryside and to the appearance and character of the area.

### **9. PLANNING CONSIDERATIONS**

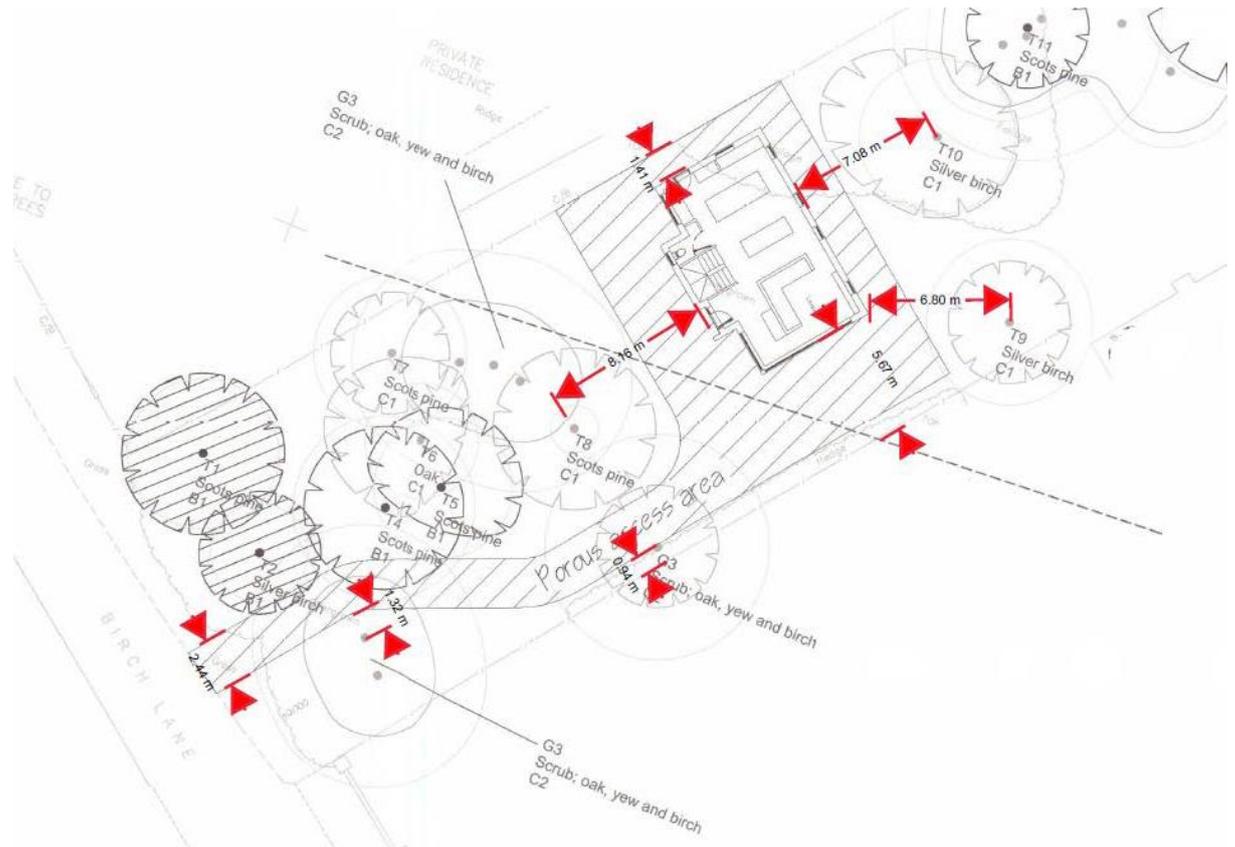
9. 1 The key issues for consideration are:

- i Impact on character and appearance of the area

- ii Impact on residential amenity
- iii Impact on highway safety
- iv Community Infrastructure Levy

#### **i. Impact on Character and Appearance of Area**

- 9.2 The construction of a dwellinghouse on the application site would have an impact on the visual amenities of the area.
- 9.3 The site is currently covered by unmanaged woodland with trees covered by TPOs 606 and 1263 covering both specific trees and a woodland designation covering the site. The unmanaged woodland covered by woodland TPO 1263 was said by the inspector determining the appeal for application 18/00224/FUL to make a positive contribution to the sylvan character and appearance of the area as a whole. Although changes have been made to the access to the site in this current application, it is still considered that retained trees would be under threat as a result of the routing of the drive footprint into the primary Root Protection Areas of trees adjacent to the access which could cause significant root damage which would adversely affect their health. Proximity of the access route to retained trees also shows little regard to their significant future growth potential particularly with regard to trunk width. The construction of a driveway into the site would also open up views into the plot, conflicting with the established character and appearance of the unmanaged woodland.
- 9.4 The building footprint would be very close to nearby trees which would result in an unsustainable relationship between the house and retained trees. Trees on the plot have significant growth potential and it is likely that there would be substantial pressures to prune and remove trees surrounding the building and close to the access road to establish reasonable structure clearance and to provide more open garden areas.



9.5 The extent of tree retention in the submitted Arboricultural Assessment is therefore considered to be misleading and the resulting tree loss would be harmful to the established woodland character of the site. The planting of replacement trees to mitigate the loss of any trees is not considered to mitigate the loss of any trees on site and little space is available to replace any lost trees.

9.6 The proposed house will be significantly overshadowed throughout much of the day by retained trees on site. The majority of the trees on the site are semi mature with substantial future growth potential and trees are grouped. The increase in shading of the house and garden caused by future tree growth is likely to result in long term pressures to remove and/or prune trees to restrict future growth. This would be harmful to the character of this woodland. TPO legislation is not considered to be a means of providing long term protection from future management pressures. Refusals of permission to carry out works under the TPO can be appealed against and cannot be seen as a means of preventing pruning or removal of trees.

9.7 The site is located within Area B (Chavey Down West) of the Character Area Assessments SPD for East of Bracknell. This refers to an area of low-density development, with houses well dispersed within woodland. The SPD states that the area has a positive character, mainly due to its woodland setting, and that development should be of low density so that this existing landscape character is not disturbed. Existing tree cover should be retained and mature trees protected. The balance between buildings and the sizes of gardens/grounds should be maintained. This application is not considered to retain the balance between trees and buildings with respect to the existing unmanaged woodland character of this site.

9.8 It is recognised that this application represents a reduction in the footprint of development over the previous application 18/00224/FUL. However, the reduction in

the footprint of the building and changes to the access to the site do not significantly reduce the likely adverse effect on this woodland site. The harmful effects would be likely to increase over time with pressures to prune and remove trees to maintain the access, prevent trees encroaching on the house and to reduce shading of the house and garden areas.

- 9.9 The proposed development would have an unacceptably adverse effect on the character and appearance of the area, with particular regard to protected trees. The application is considered to be contrary to policy CS1 as the proposal will not protect the character and quality of local landscapes and the wider countryside. It would be contrary to policy CS7 of the CSDPD as it does not build on the local character and respect local patterns of development. It would be contrary to policy CS9 of the CSDPD as the development would adversely affect the character, appearance and function of the land. The proposal is also contrary to policy EN20 of the BFBLP as it is not in sympathy with the appearance and character of the local environment and contrary to Policy H5 of the BFBLP as it would cause harm to the character of the area and the relationship between the settlement and the surrounding landscape.

### **ii. Impact on Residential Amenity**

- 9.10 The development would be close to both the neighbouring sites at Sunrise and Silver Trees. However with the existing trees on the site it is not considered that the development would result in an unneighbourly relationship with these properties. The proposed house would be located relatively close to Silver Trees, however in considering the previous appeal on this site to erect a detached house (18/00224/FUL) the inspector considered that the significant vegetation that occurs along and adjacent to the boundary between the plots would provide a good level of screening. The proposed development would not have an unacceptable effect on the living conditions of occupants of Silver Trees and the proposal would comply with policy EN20 of the BFBLP and policy E7 of the CSDPD with regard to the impact on the amenity of surrounding plots.

### **iii Impact on Highway Safety**

- 9.11 Access to the site would be from Long Hill Road via Birch Lane, a private road. This access is considered to be acceptable in terms of vehicle trips, resulting in only a modest traffic increase. Satisfactory visibility splays can be achieved at the junction of Long Hill Rd and Birch Lane. Parking can be provided to meet adopted car parking standards.
- 9.12 The access road has a width of approximately 2.4m at the site entrance. Manual for Streets, which forms part of adopted policy through the Streetscene SPD states that fire access requires a 3.7m carriageway, that could be reduced to 2.75m over short distances provided the pump appliance can get to within 45 m of dwelling entrances. This matter is considered as part of building regulations and given that the proposed dwelling would be within 45m of the access onto Birch Lane this is considered to be acceptable.
- 9.13 Highways Guide for Development - Streetscene SPD Annex 1 also states in Appendix F that the minimum width for a private drive should be 3.0m. The site is accessed from a private road with low levels of traffic. It is not considered that a narrow drive on this site would result in highway safety issues given the opportunity for vehicles to safely wait in Birch Lane to allow a vehicle to exit the site.

#### **iv Community Infrastructure Levy (CIL)**

- 9.14 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.
- 9.15 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings but will not apply for self build sites. The applicant has indicated that the proposed application involves a self-build plot, if it is to be completed as a self or custom build property then CIL exemption can be applied for.

#### **10 PLANNING BALANCE**

- 10.1 The Council can currently demonstrate a 5 year Housing Land Supply and considers the most important policies for the determination of this application to be up to-date for the purposes of para. 11 of the NPPF. Therefore the application should be determined in accordance with the development plan unless material considerations dictate otherwise.
- 10.2 The application site lies within the countryside beyond any settlement boundary. The provision of new residential development in the countryside is contrary to policies CS1, CS2, CS9, EN8 and H5 of the development plan. Whilst, Policies CS1 and CS2 are considered to be fully consistent with the NPPF, policies CS9, EN8 and H5 are not, and therefore any conflict with these latter policies is given moderate weight in the planning balance.
- 10.3 The impact of the proposed development on the character and appearance of the area has been assessed and it has been concluded that the proposed development will cause material harm to the character or appearance of the area.
- 10.4 The proposed development would result in the provision of 1 net additional dwelling. The provision of new housing is consistent with the Government's policy to significantly boost the supply of homes. The provision of such housing would provide economic benefits relating to their construction and spending within the local economy by residents, although due to the buoyancy of the local economy these benefits are afforded only limited weight.
- 10.5 The applicant has also proposed that the house would be a self-build housing unit to meet a local need. This is a material consideration in the determination of planning applications. Currently there is no Development Plan policy seeking the provision of self build housing sites. The emerging Local Plan does seek the provision of self build plots within allocated housing sites, but little weight can be attached to emerging policies. Currently 75 individuals have registered on the Council's Self Build Register, established under the Self-build and Custom Housebuilding Act 2015 which establishes a responsibility of local authorities to provide enough suitable permissions to meet identified demand. However, the NPPF does not indicate that the need for self-build

and custom housing should mean that such applications should be approved where there is a clear conflict with the development plan. Paragraph 12 of the NPPF makes it clear that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

## **11. CONCLUSIONS**

11.1 The site is located outside of the settlement area and is an area of unmanaged woodland protected by TPOs 606 and 1263. No access currently exists to serve the site. The creation of an access and the erection of a detached house would result in the loss of protected trees, and would result in pressure to remove or prune trees to create space around the house, to establish open garden areas on the site and to enable maintenance of the house and access to take place. Continued growth of semi mature trees on site would result in shading of the house and garden areas likely to result in pressure to remove or reduce trees on site. This would be harmful to the woodland character of the site and would be contrary to policies CS1, CS2, CS7, CS9 of the Core Strategy Development Plan Document and Policies H5, EN1, EN8 and EN20 of the Bracknell Forest Borough Local Plan, the Character Area Assessments SPD and the National Planning Policy Framework.

## **RECOMMENDATION**

### **REFUSE for the following reason(s):**

- 01 The proposed development will result in tree removal including a large expanse of woodland and will also adversely affect other trees which make an important contribution to the landscape character and appearance of the area and are protected by Tree Preservation Orders. As such it would be contrary to Policies CS1, CS2, CS7, CS9 of the Core Strategy Development Plan Document and Policies H5, EN1, EN8 and EN20 of the Bracknell Forest Borough Local Plan, the Character Area Assessments SPD and the National Planning Policy Framework.
- 02 The occupants of the additional dwelling 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 retained Policy NRM6 of the South East Plan, Policy CS14 of the Core Strategy Development Plan Document, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018) and the National Planning Policy Framework.