

ITEM NO: 6

Application No.
21/00023/FUL
 Site Address:

Ward:
 Binfield With Warfield

Date Registered:
 11 January 2021

Target Decision Date:
 12 April 2021

Binfield House Terrace Road North Binfield Bracknell Berkshire

Proposal:

Refurbishment and Conversion of Binfield House into 9 retirement apartments incorporating internal and external alterations and erection of new buildings containing 9 retirement dwellings, following demolition of existing single storey buildings, together with associated parking and landscaping

Applicant:

Brett Jacobs

Agent:

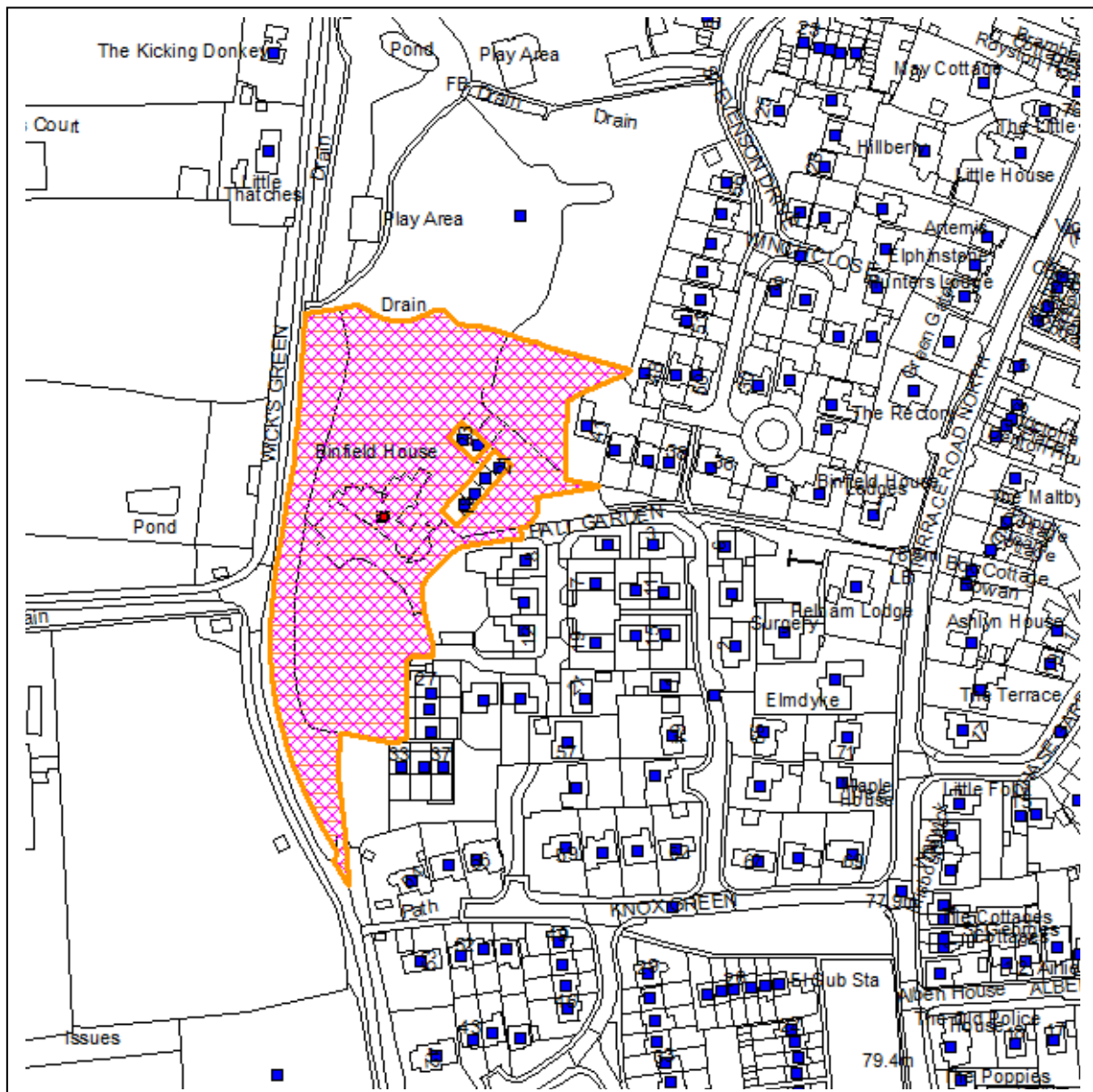
Mr Christopher Colloff

Case Officer:

Katie Andrews, 01344 352000

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



OFFICER REPORT

1.0 SUMMARY

1.1 This application relates to Binfield House which is a Grade II Listed Building located within the Wicks Green Conservation Area and within the designated settlement. The application is for the refurbishment of Binfield House to provide 9 retirement apartments and the erection of 9 dwellings to the rear with associated access and parking, following the demolition of the existing bungalows.

1.2 The proposal is considered to respect the Listed Building and its setting and would preserve and enhance the Conservation Area. The proposal is considered to respect the character and appearance of the area, be appropriate in design and appearance, and not adversely affect the amenities of either existing or future residents.

1.3 The proposal provides policy compliant parking and a safe and functional vehicular access.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report and a section 106 agreement relating to bio-diversity net gain, highways, occupancy by over 55's and maintenance of drainage.

2.0 REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 5 letters of objection.

3.0 PLANNING STATUS AND SITE DESCRIPTION

3.1 The site relates to Binfield House, a Grade II Listed Building; an L-shaped terrace of 6no. single-storey dwellings lying to its east; and adjoining land which is located in the Wicks Green and Monks Alley Conservation Area.

3.2 The site is located to the west of Terrace Road North and is situated within the western edge of the defined settlement of Binfield. Vehicular access to the site is from Knox Green to the south-east, through a recently built residential development on the site of the former Council plant nursery, now known as Hall Garden. This development contains the walls of a former walled garden associated with Binfield House which are Grade II Listed. In addition to the vehicular access there is pedestrian access to Wicks Green, which bounds the site to the west, and Terrace Road North to the east.

3.3 Houses at Stevenson Drive lie to the east and Wicks Green open space to the north.

3.4 Trees on the site are covered by a tree preservation order (TPO 1280).

PLANNING STATUS

Within settlement boundary

Grade II Listed Building

Wicks Green and Monks Alley Conservation Area

Tree Preservation Order TPO 1280

4.0 RELEVANT SITE HISTORY

4.1 The relevant planning history can be summarised as follows:

4.2 601097: Conversion of house into flatlets for old people with wardens flats and separate self-contained flat on second floor. Also provision of steel fire escape and replacement of some old windows for new. APPROVED 1975

4.3 601871: Erection of six old people's bungalows with six parking bays. APPROVED 1978

4.4 21/00024/LB: Application for Listed Building Consent for refurbishment and conversion of Binfield House into 9 retirement apartments incorporating internal and external alterations and erection of new buildings containing 9 retirement dwellings, following demolition of existing single storey buildings, together with associated parking and landscaping. Considered elsewhere on this agenda.

5.0 THE PROPOSAL

5.1 The proposal consists of the refurbishment of Binfield House to provide 9 retirement apartments and the erection of 9 dwellings to the rear with an associated access and parking, following the demolition of the existing bungalows.

5.2 Binfield House is a Grade II Listed Building which contains 16 flats/bedsits currently. Listed Building consent is required for all works of demolition, alteration or extension and a Listed Building Consent application is considered elsewhere on this agenda. The proposal would reduce the mix of accommodation to 8 x 2 bed flats and 1 x 1 bed flat.

5.3 Externally on Binfield House it is proposed to remove an external fire escape and to build 2 x rear terraces accessed through sliding doors, replacing an existing sash window, and introducing a new window to the northeast elevation.

5.4 The plans have been amended since they were initially submitted to reduce the number of units in the grounds from 12 to 9 units. This has been achieved by removing two garages with flats above and a unit from the proposed terrace.

5.5 The proposals for the replacement buildings consist of the demolition of the existing L-shaped, single-storey sheltered accommodation range to the east of the Listed Building which contains six, one bedroom terraced bungalows.

5.6 The amended 9 replacement cottages would form an L-shape in two terraces and are designed in a traditional local vernacular form with a mix of high quality brickwork with render being used to add detail including chimney features, plain tiles and projecting gables with terrace extending to 1.5 storeys. A two-storey element would be located the furthest away from the principal elevation of the Listed Building.

5.7 Parking for these units is located along Hall Garden using the existing parking and increasing it by 2 spaces to 11 parking spaces in total. A bin and cycle store has been shown behind these spaces.

5.8 The parking for Binfield House was previously located to the front of the building and this has been increased by 2 spaces to provide an overall provision of 11 parking spaces. A bin store has been shown behind the spaces.

5.9 The dwellings are proposed to be retirement homes for occupation by the over 55s.

6.0 REPRESENTATIONS RECEIVED

Binfield Parish Council

6.1 Recommend refusal of the application for the following reasons:

Binfield Parish Council has no objection to the proposed sympathetic refurbishment to Binfield House but wishes to RECOMMEND REFUSAL of this application, as it is presented for the following reasons:

- (i) Over development of the site with 12 two storey houses replacing 6 single storey bungalows. This is not in line with the BNP policy BF1 Backland and infill development.
- (ii) Significant harm to the setting of the Grade II Listed Binfield House by taking away the open aspect at the rear.
- (iii) Significant detrimental impact on the conservation area with the addition of 12 two storey properties.
- (iv) Whilst the proposal is to use Knox Green/Hall Gardens for construction traffic access, and it is recognised this will create significant disruption to residents, if this does change to be routed along Wicks Green this will have a serious detrimental impact on the verges and the amenity nature of the lane.

6.2 In respect of the revised plans the following comments were made:

Binfield Parish Council previously objected to this development – and has reconsidered in the light of the revised plans. It is noted that this is a major improvement on the previous plans and Beechcroft should be thanked for their efforts.

However, whilst still has no objection to the proposed sympathetic refurbishment to Binfield House, Binfield Parish Council wishes to RECOMMEND REFUSAL of this application, as it is re-presented for the following reasons:

- (i) Over development of the site with 9 x 1.5 storey houses replacing 6 single storey bungalows. This is not in line with the BNP policy BF1 Backland and infill development.
- (ii) Whilst less harm than the last plan, there is still significant harm to the setting of the Grade II Listed Binfield House by taking away the open aspect at the rear.
- (iii) And therefore, it remains that this development has a detrimental impact on the conservation area.
- (iv) Should the development go ahead the parish would welcome a conversation about a pedestrian accessible route to Wicks Green/Silver Jubilee Open Space.

Other representations

6.3 15 letters of objection were received on the original plans raising the following objections:

- Proposal does not protect Binfield House, a Grade II Listed Building.
- The continued destruction of the grounds would significantly harm the setting of a Listed Building and Conservation Area.
- Loss of privacy, daylight and sunlight.
- Overbearing
- Disturbance through noise, fumes and odours.
- Out of character with existing buildings.
- Trees not shown on tree plans or hedging.
- Land ownership questions.
- One storey accommodation would be preferable as more in keeping.
- Building line for some of the new apartments too close to some properties.
- Object to access given for construction vehicles and associated staff being via Knox Green and Hall Garden – used as a walkway to the village and school.
- Increased traffic flow via Hall Gardens and pedestrian walkway.

- Physical redevelopment of Binfield House for elderly, over 55 residents welcomed.
- Existing driveway access from Binfield House onto Wickes Green should be shut.
- Development boundary not consistent.
- Wickes Green should be used as a construction access.
- Consideration should be given to a means of access to Binfield House via its original route.
- Lack of parking.

6.4 2 further letters of objection were received on amended plans raising the following additional matters:

- Site plan appears to encroach on land owned by Jardin Ltd who own the Hall Garden development. *Officer Comment: Ownership comments have been followed up with the applicant and officers are satisfied that the correct ownership certificates have been signed.*
- Bin store would result in smells and fumes and noise from emptying bins.
- Harm to trees from bin store.

6.5 1 x letter of support on amended plans raises the following additional matters:

- Support application following amendments.

7.0 SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection on amended plans subject to conditions and a S106.

Environmental Health

7.2 No objection subject to conditions

Tree Officer

7.3 No objection subject to conditions.

Biodiversity Officer

7.4 No objection subject to S106 contributions for monitoring and contingency to ensure that the biodiversity net gains are delivered and maintained for a period of 30 years. Conditions are required to ensure the protection and enhancement of biodiversity.

Heritage Consultee

7.5 No objection on amended plans subject to conditions

Waste and Recycling Officer

7.6 No objection

Landscape Officer

7.7 No objection subject to detailed landscape plans.

Lead Local Flood Authority

7.8 No objection on amended drainage strategy subject to s106 and conditions

Thames Water

7.9 No objection following clarification of the location of an off site pumping station and that the new buildings will be located more than 15m from it. Informatives required.

Thames Basin Heaths SPA

7.10 No objection as site not within 5km of the Thames Basin Heaths SPA and not for more than 50 dwellings.

8.0 MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Limited (policy not used in planning application decision-making) Consistent
Design	CS7 of CSDPD, Saved policy EN20 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.
Trees & Landscaping	CSDPD Policies CS1 & CS7 BFBLP 'Saved' Policies EN1, EN2 & EN20	Consistent (paras. 130 & 174)
Heritage	CSDPD Policies CS1 & CS7	Consistent (paras. 194 to 208)
Drainage	CS1 of CSDPD	Consistent (paras. 167 & 169)
Biodiversity	CSDPD Policies CS1 & CS7 BFBLP 'Saved' Policies EN1, EN2 & EN20	Consistent (paras. 170 & 180)
Noise and Pollution (including Land Contamination)	CSDPD Policy CS1 BFBLP 'Saved' Policy EN25	Consistent (paras. 120, 174, 183 & 185)
Sustainability (Renewable Energy and Water Use)	CSDPD Policies CS10 & 12	Consistent (para. 153)
Securing Necessary Infrastructure	CSDPD Policy CS6	Consistent (para. 55 to 57, 93 and 95)
Supplementary Planning Documents (SPD)		
Conservation Area SPD		

Parking standards SPD Planning Obligations SPD (2015) Thames Basin Heath SPA SPD Design SPD
Other publications
National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)

8.2 In addition, the Binfield Neighbourhood Plan was adopted in 2016. The relevant policies from this which are considered consistent with the NPPF are:

Policy CO1: High Speed Broadband
 Policy BF2: Protection of Heritage Assets

8.3 It is noted that Binfield Parish Council have referred to Policy BF1 in their representation under para 6.1. This policy refers to infill and backland development however this application refers to a redevelopment of the site and not infill or backland development.

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Heritage
- iii. Impact on Character and Appearance of Area
- iv. Trees and Landscape
- v. Impact on Residential Amenity
- vi. Transport and Highways Considerations
- vii. Biodiversity
- viii. Sustainability
- ix. Surface Water Drainage/Flood risk
- x. Thames Basin Heaths Special Protection Area
- xi. Waste and recycling
- xii. Affordable Housing
- xiii. Community Infrastructure Levy (CIL) and S106 Contributions

i. Principle of Development

9.2 The site is located within the settlement boundary and constitutes previously developed land which has previously been used as sheltered housing under a C3 use class.

9.2 The proposed development would result in the loss of C3 sheltered housing comprising 16 no. units within Binfield House and 6 x one bed bungalows to be replaced by 9 apartments and new buildings containing 9 dwellings in a C3 use class but proposed to be restricted to over 55 accommodation. This would result in a net loss of 4 units.

9.3 Policy H11 of the BFBLP would be engaged. This policy, which is considered consistent with the NPPF, seeks to retain existing housing stock. The policy does advise, however, under (i) that an exception could be made where:

(i) A change of use is the only way of ensuring that a building listed as being of special architectural or historic interest could be kept in good order.

9.4 The applicants have advised that the existing accommodation is not fit for purpose and that the refurbishment of the listed building will result in a reduction in the number of the residential units within the building from 16 flats/bedsits to 8 x two bedroom and 1 x one bedroom flats.

9.5 The reduction in the number of units allows for the restoration and preservation of the building and would be partially mitigated through the provision of additional residential development to the east of the listed building replacing the existing bungalows.

9.6 The proposed refurbishment of the listed building will result in enhancement of the building which has had a number of incongruous alterations and extensions with the historic plan form of the building lost with a large number of decorative features removed. The proposals will result in internal refurbishment of the building together with external works including the removal of the existing fire escape and the demolition of a single storey rear extension which will help to enhance the setting of the listed building and preserve its character.

9.7 The new build residential development in the grounds will ensure that in total the loss of residential is minimised, resulting in a net loss of four residential units.

9.8 The proposal is therefore considered to be acceptable in principle and will secure the future protection and use of the Listed Building.

ii Heritage

9.9 Binfield House is Grade II Listed and was added to the statutory list in December 1972. The house is also within the Wicks Green Conservation Area which was designated in January 2019.

Planning (Listed Buildings and Conservation Areas) Act 1990

9.10 Section 66(1), in the determination of applications affecting the setting of a Listed Building, states that:

'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Curtilage Listing and Fixtures

9.11 Fixtures and curtilage buildings, that is any object or structure which is fixed to the building or is within the curtilage and forms part of the land and has done so since before July 1948, are also treated as part of the building for the purposes of listed building control.

Conservation Areas

9.12 Section 69 of the Act imposes a duty on local planning authorities to pay special attention to the desirability of preserving or enhancing a conservation area when deciding planning applications.

Wicks Green and Monks Alley Conservation Area

9.13 Wicks Green is a rural lane that skirts the west and north sides of Binfield and is designated as a conservation area together with Monk's Alley leading west from Wicks Green.

9.14 The appraisal of the area found that there is a sufficient degree of special architectural and historic interest in the Wick's Green area to warrant designation as a conservation area and the principal reasons for this were:

- *A well-established street pattern*
- *Eight listed buildings*
- *Rural lanes unaffected by the suburban expansion of Binfield*
- *An historical context including: – Important early structures at The White Gate and Binfield Place*
 - *A series of large Georgian houses in landscaped grounds*
- *Vernacular buildings providing evidence of an agricultural past – barns and cottages*
- *Significant open spaces at the Recreation Ground and the FWE Goates Cricket Ground*
- *Considerable tree cover including important specimen trees*

9.15 Binfield House is described in the appraisal as follows:

9.16 Binfield House has Gothic details that are not common to the area. This large red brick house was built in 1776 by Francis Wightwick of Waltham St Lawrence who then owned almost all the land between Wick's Green and Terrace Road North. Its first floor windows are sliding sashes but set within Gothic ogee arches.

9.17 Another celebrated local resident was the writer and historian, Catherine McAuley, who lived at Binfield House in the late 18th century. She was famous for her eight-volume History of England.

Setting

9.18 The area of the old kitchen gardens and surrounding area, to the south and southeast of the main house, have been developed as a housing estate. To the northeast of the main building is an L-shaped, single storey range of buildings which formed additional sheltered accommodation within the grounds of the house. The design and materials of the range is unsympathetic to the character of the Listed Building and detracts from its setting.

9.19 The setting of Binfield House is now characterised by residential properties set within smaller garden plots to the south and east, with open, green space to the north and west. The residential development at Binfield House Nursery, abutting the Site to the east, has eroded the original garden setting of the designated heritage asset, which had been separated on acquisition of the property by the Local Authority in the late 1970s.

9.20 The original 18th century design was extended in the 19th century and early 20th century. During the late 19th century a glasshouse and range of outbuildings were constructed to the rear on the gardens in a location now occupied by the site of the current sheltered accommodation bungalows.

9.21 The Listed Building was remodelled extensively internally by Cachemaille-Day in the 1920s adding many of the surviving interior features which contribute to the building's Listed status.

9.22 In 1977, Listed Building Consent was granted to demolish the disused barns and outbuildings to the north east of the house and in 1978 the single-storey range of sheltered accommodation was constructed. The ownership of the house was transferred to Bracknell Forest Homes in 2008 including the walled garden to the east used as the Council's plant nursery.

9.23 This planning application concerns the change of use and external alterations to the Listed Building to provide 9 units of accommodation and the erection of new buildings within the grounds. The previous proposals for 12 terrace cottages within the grounds have now been reduced to 9 terraced cottages.

Conversion of Binfield House

9.24 Binfield House currently includes 16 flats/bedsits and its conversion and refurbishment would result in eight no. two bedroom flats and one no. one bedroom flat. These alterations also require Listed Building consent and are considered under 21/00024/LB which is elsewhere on this agenda.

9.25 Externally it is proposed to remove an external fire escape and to build two rear terraces accessed through sliding doors, replacing an existing sash window, and to introduce a new window to the northeast elevation.

9.26 There have been a number of incongruous alterations and extensions to the Listed Building resulting in changes to the historic plan form and a large number of original decorative features being removed from the property. In particular, a number of the rear extensions to the Listed Building have altered its plan form and eroded the original aesthetic.

9.27 Along the rear elevation there are a number of incongruous alterations including a two storey extension to house a lift. There is a mid-20th century single-storey extension to the rear which would be demolished as part of the proposals better revealing the rear mid-19th century extension.

9.28 The plans have been amended to remove a projecting rear extension from the north east elevation, which replaced an existing fire escape. However, the double doorway has been retained and instead a Juliette balcony is proposed. Given there was previously a fire escape in this location, there is not considered to be an objection to the retention of the doorway with a Juliette balcony.

Replacement Cottages

9.29 The proposals for the external replacement buildings consist of the demolition of the existing L-shaped, single-storey sheltered accommodation range to the east of the Listed Building which contains six, one bedroom terraced bungalows.

9.30 It is proposed to replace these bungalows with nine terraced cottages. The proposals specify an L-shaped range directly adjacent to the Listed Building. The new range of buildings will form 'cottages' in a traditional local vernacular form with a mix of high quality brickwork with render being used to add detail including chimney features, plain tiles and projecting gables with terraces and extending to 1.5 storeys. A two-storey element would be located the furthest away from the principal elevation of the Listed Building.

9.31 The Listed Building and sheltered accommodation range have been vacant for a number of years and therefore would benefit from re-use in a sustainable function compatible with its conservation. The rear sheltered bungalow accommodation range is an incongruous element which does not add positively to the setting of the Listed Building.

9.32 The replacement of this block with a more sympathetic design would therefore be acceptable in principle. Whilst the proposed replacement buildings would form an L-shaped range but on a bigger scale than the range it replaces, the proposed design detailing and materials would be much better. The design involves a more traditional appearance with a plain tile roof and brick detailing, chimneys and gables. Given that these buildings would be 1.5 storeys high, the addition to massing is not considered harmful in relation to the height

of the Listed Building. A two-storey element would be located the furthest away from the principal elevation of the Listed Building.

9.33 The access road and parking have also been reduced to match the reduction from 12 to 9 units. The access road and parking would be to the front of the proposed buildings, replacing existing parking, and to the side of the units off the main estate access road.

Conclusions on Heritage

9.34 In conclusion due to the reduction in the number of units and the improvements that the more sympathetic design would bring to the setting of the Listed Building and Conservation Area in replacing the existing bungalows, they are considered to preserve the architectural and historic value of the Grade II Listed Building and have no adverse effect on the significance of the heritage asset. The proposals would therefore achieve the requirement to enhance or preserve the character and appearance of the Conservation Area.

iii Impact on Character and Appearance of Area

9.35 CSDPD Policy CS7 requires high quality design which in this case should build on the local character, respect local patterns of development, enhance landscape and aid movement and accessibility. Policy EN20 of the Local Plan supports Policy CS7 and sets out how development should be in sympathy with its local environment and appropriate in terms of mass and scale, layout and materials amongst other criteria.

9.36 The site is located to the west of Terrace Road North and is situated within the western edge of the defined settlement of Binfield. Vehicular access to the site is from Knox Green to the south-east, through a recently built residential development at Hall Garden in which the development will be viewed from. The development at Hall Garden falls outside the Wickes Green and Monks Alley Conservation Area however it was designed sympathetically due to its relationship with Binfield House and that it contains a 'curtilage listed' C19th garden wall. The development was designed with the dwellings being two storeys facing the main access roads and 1.5 storey facing the open space to the front of Binfield House. The dwellings are brick built with traditional materials with simple fenestration and pitched roofs with gable ends.

9.37 The main impact of the development would be on the section of Conservation Area surrounding Binfield House and Wickes Green and how it relates to Hall Garden.

Development layout



9.38 The proposed layout shows the existing building, which is to be converted to flats, would only create two additional parking spaces in front of the building with an unsympathetic addition to the rear of the building removed.

9.39 The existing single storey residential units to the rear of the building comprising 6 units will be removed and replaced by new development creating 9 residential units, a net gain of 3 to the rear. The new units have been located at a greater distance from the rear of the Listed Building achieving a clear separation of the buildings which will allow landscaping to be achieved between them. Trees are to be retained on the site with additional planting proposed.

9.40 The parking for these units would be created along the Hall Garden access with the creation of two additional parking spaces and access to the units via paths through the parking. The front of the houses would be accessed via the path.

9.41 The revised proposals were amended to remove the units from the layout fronting Hall Garden and reduce the level of parking in front of Binfield House. With these changes the proposal is considered to make good use of previously developed land while appropriately respecting the site's sensitive nature.

Design and visual appearance



Front Elevation
(Plots 1-5)



Front Elevation
(Plots 6-9)

9.42 The cottages form an L-shaped range directly adjacent to Binfield House and will form 'cottages' in a traditional local vernacular form with a mix of high quality brickwork with render being used to add detail including chimney features, plain tiles and projecting gables with terraces and extending to 1.5 storeys. A two-storey element would be located the furthest away from the principal elevation of Binfield House and this element would be set at least 40m from Wicks Green to the west with dense landscaping in between. The proposals are considered to be acceptable to the surrounding development and would compliment the recent development at Hall Garden.

9.43 The access road and parking have also been reduced to match the reduction from 12 to 9 units. The parking and bin store and cycle store for the new buildings will be to the side of the cottages along Hall Garden with a pedestrian access to the front of the houses. These alterations are considered acceptable with regard to their impact on the surrounding area due to their positions and designs.



FRONT ELEVATION (South West Face)

Front Elevation of Binfield House



REAR ELEVATION (North East Face)

Rear Elevation of Binfield House



SIDE ELEVATION (North West Face)

Side Elevation of Binfield House showing elements to be demolished in red.

9.44 Externally, in terms of the original building the alterations to the Listed Building have been discussed in detail above and it is considered that the removal of the existing incongruous features will improve the appearance of the building within the street scene. The rear of the building can be viewed from within Hall Garden. The removal of these additions will allow the mid-19th century extension to be viewed and the introduction of two new terraces and limited window changes would not harm this.

9.45 The proposals would allow Binfield House to be restored and retained with sympathetic development in the grounds which would respect and enhance the character of the area and surrounding development at Hall Garden and the Wicks Green and Monks Alley Conservation Area. This is in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD, the Design SPD and the NPPF.



Context Elevation Hall Garden

iv Trees and Landscape

9.46 The application site is within the Wicks Green and Monks Alley Conservation Area. Confirmed TPO 1280 protects 22 individual trees and 5 groups.

9.47 The Tree Service has advised that the scheme is not considered contentious in respect of the protected trees or others shown for retention. The proposed layout generally respects the retention of existing trees and the proposed protective measures allow for viable protection and mitigation measures.

9.48 The new buildings and associated structures fall outside the root protection areas (RPAs) of the trees and whilst new paths will be constructed and the removal of a path will occur within the RPA of protected trees the Tree Service has advised that a no dig construction and a permeable surface can be achieved for these paths with minimal harm to the trees. The removal of the existing path can be detailed in a method statement and these matters can be dealt with by planning conditions.

9.49 Additional landscaping is proposed for the site and a final detailed landscaping scheme is proposed to be secured by a planning condition to ensure an acceptable soft landscaped setting to the listed building and conservation area.

v Impact on Residential Amenity

9.50 Policy EN20 criterion (g) of the BFBLP stipulates that in considering proposals, the amenity of surrounding properties should not be adversely affected. The amenities of existing residents and future occupiers is therefore a material consideration in considering an application.

Existing residents

9.51 The application has been amended to create a suitable relationship with existing properties in Hall Garden and Stevenson Drive. The proposed freestanding units would be set at least 25m from the rear of the closest property, no.41 Stevenson Drive and the rear of plot 1 would be set at least 18m from the side of No.8 Hall Gardens and its private amenity area. In terms of the flats in the existing building, a balcony has been shown to

serve flat 14 which would be located approximately 30m from the rear of No.8 Hall Garden.

9.52 A bin and cycle store is proposed to be located to the rear of no.41 Stevenson Drive. This property has recently received planning permission (21/00135/FUL) for an annexe to the main property. The cycle and bin store has been designed to be fully enclosed to contain any smells and its use would not result in a level of noise/disturbance over the normal collections of bins in the local area such that it is therefore not considered to result in a nuisance to the annexe or amenity of the main house.

Future Occupiers

9.53 The proposed flats largely have main habitable room windows on the front or side elevations ensuring a suitable relationship with the new cottages. Flat 17 would have a window set approximately 19m from the rear of proposed plot 5 although the window can be conditioned to be treated with a film to obscure any overlooking but also preserve the appearance of the listed building. The room also has another full sized side facing window so light and outlook can be achieved. Where balconies have been shown on the rear of the Listed Building these would be over 22m from the proposed rear cottages which is an acceptable back to back relationship in terms of overlooking.

9.54 The grounds have been designed for the communal use of residents as the application has specified the development is for over 55's with smaller semi private amenity areas to the rear of the cottages and ground floor apartments and balconies located on flats 14 and 15.

9.55 To conclude, the proposal has been designed to provide an acceptable relationship between the new and existing homes to ensure that there are no unacceptable impacts in terms of overlooking, overshadowing or overbearing effect. It will provide acceptable residential amenity for existing occupiers and future occupiers of the proposed development. Accordingly, the proposal is considered to preserve the amenities of both existing and future occupiers and comply with Policy EN20 (g) of the BFBLP.

vi Transport and Highways Considerations

9.56 The Highways Officer has advised:

Access

9.56 Access to the completed development is proposed, as for the extant development, at the end of the road named Hall Garden, effectively forming the end of the cul-de-sac. Swept path plans have been provided by the applicant confirming that a fire tender and refuse vehicle can turn around and depart in a forward gear. The extent of these swept paths should be secured for highway adoption through the S106 agreement for the site. Hall Garden has a permeable surface and is a shared surface accommodating both vehicular and pedestrian movements. It is due to be adopted by the Highway Authority in time but is currently under the ownership of Spitfire Bespoke Homes. Access for construction vehicles will need to be agreed and either:

- (a) the highway of Hall Garden will need to be protected and suitable arrangements made with Spitfire Bespoke Homes for any remedial work needed due to Binfield House's construction traffic; or
- (b) suitable construction traffic arrangements via Wicks Green will be need to be set out.

In either case the protection of pedestrians will need to be ensured.

Car Parking

9.57 The proposed development has been revised downwards and is now for 18 retirement apartments and cottages. The Council's Parking Standards SPD (March 2016) states in Table 6 that 1 car parking space is required per unit for retirement housing, along with 1 visitor parking space per 5 units; 10% of the overall parking provision should be for disabled users, with flexibility to increase if needed. The proposed development provides 22 car parking spaces, comprising 18 residents' spaces and 4 visitors' spaces, with 2 of the spaces proposed to be marked for disabled use from the outset; there also appears to be sufficient space on the layout for further spaces to be made disabled, if required by residents. The proposed car parking meets the requirements of the Parking Standards SPD.

Cycle Parking

9.58 Cycle parking is required at 1 space per 4 units to accord with the Parking Standards SPD. 4 spaces are proposed, as far as can be ascertained from the submitted plans. This should be secured by condition.

Trips

9.59 The transport consultant has assessed the predicted number of trips and has compared this with the extant use for the site. The overall change in trips compared with the extant use would be a reduction.

9.60 The Highway Authority has No Objection to the proposed development subject to conditions and an informative being appended to the planning permission, should it be granted.

9.61 A S106 obligation should be included for adoption of site roads to the extent required for the swept paths of the refuse vehicle and fire tender set out in Appendix D of the Transport Statement.

vii Biodiversity

9.62 The following comments were provided by the Council's Biodiversity Officer: -

Great Crested Newts

9.63 Section 5.3.31. of the Ecological Assessment explains "The proposed drainage system as part of the proposed development will incorporate measures to prevent amphibians from becoming trapped and these will include measures such as gully pot ladders, wildlife kerbs, offset gully pots." The Flood Risk Assessment has been annotated to include the protective measures to ensure the amphibians will be protected.

9.64 To protect great crested newts during construction a great crested newt method statement will be required alongside a construction environmental management plan (to be secured by condition).

Biodiversity Net Gain

9.65 The revised Ecological Assessment reports an overall increase in area habitats from 2.62 units to 3.42 units (30.89% increase) and an increase in hedgerow units from 0 units to 0.42units (no percent equivalent). This is following an adjustment to reflect the future management of the hedgerow.

9.66 The report has also revised proposed actions for enhancing the woodland by targeting Cherry Laurel as the invasive non-native species. Further detail will be secured through a Landscape and Ecological Management Plan (LEMP).

9.67 Section 5.2.20. of the report suggests that any fruit trees missing from the current planted grid will be replanted under landscape proposals. A revised landscape plan is proposed to be secured by a planning condition.

9.68 Section 106 contributions will be required for monitoring and contingency to ensure that the biodiversity net gains are delivered and maintained for a period of 30 years.

Wildlife features

9.69 The revised ecological assessment confirms the intention to provide integrated bird and bat boxes within buildings and these can be secured by conditions.

9.70 Other features within the surrounding landscaping such as log piles, hibernacula and hedgehog boxes should be also be secured by conditions.

9.71 The above changes have been made by the applicants, and subject to conditions, has the ability to protect and enhance biodiversity in accordance with policies CS1, CS7, NPPF, and the NERC Act 2006. As such the application is considered to comply with policy CS1 of the CSDPD.

viii Sustainability

9.72 The NPPF outlines how the impacts of climate change and the delivery of renewable and low carbon energy and associated infrastructure is central to the economic, social and environmental dimensions of sustainable development. Para 153 of the Framework states that in determining planning applications, LPAs should expect new development to:

- a) comply with adopted Local Plan policies on local requirements for decentralised energy supply, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

9.73 This application has been considered against the objectives of the NPPF and in the context of the Borough's energy and sustainability policies (set out below) which are considered to be consistent with the NPPF.

9.74 Policy CS10 of the Core Strategy requires the submission of a sustainability statement demonstrating how the proposals meet current best practice standards. This has not been submitted with the application but a condition can be applied to require this.

9.75 Policy CS12 of the Core Strategy requires the submission of an energy demand assessment demonstrating how the development's potential CO2 emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewables. This applies to net increases in dwellings and as the proposal would result in a net loss of 4 dwellings it would not apply.

ix Surface Water Drainage/Flood risk

9.76 The site is within flood zone 1 with the National Planning Policy Guidance (PPG) stating that all uses are appropriate within this zone and the site would not be subject to flood risk.

9.77 The Flood Risk Assessment advises that the risk of surface water flooding to the majority of the site is very low. However, an isolated zone associated with the small grass

area, located between the existing Binfield House and the bungalows, is at low risk of surface water flooding.

9.78 The proposed drainage system will intercept overland flows from off-site and run-off generated within the site with a storage tank established beneath the car parking area and permeable paving. The proposal is to also drain the surface water to the existing sewer serving the site with the above measures to reduce the rate it flows into the sewer.

9.79 The following comments were provided by the Lead Local Flood Authority: -

9.80 In principle, we support the proposals to discharge of surface water to the existing sewer serving the site at a reduced rate. The applicant has provided an updated Flood Risk Assessment providing calculations to support the existing discharge rate stated and has updated the calculations for the drainage system.

9.81 In view of the above, the site is not considered to be at risk from flooding, or to cause flooding elsewhere and a drainage strategy is proposed which is acceptable to the Lead Local Flood Authority which can be secured via conditions and a S106 to secure its maintenance.

x Thames Basin Heaths Special Protection Area

9.82 The site is located between 5km and 7km of the Thames Basin Heaths Special Protection Area (SPA) and the proposal is for fewer than 50 dwellings. Therefore, it is likely to have no significant impact on the integrity of the SPA so no mitigation measures are required.

xi Affordable Housing

9.83 Policies CS16 & CS17 of the Core Strategy in relation to housing needs and affordable housing can be afforded full weight in relation to paras 61 & 62 of the NPPF as they are consistent with the NPPF which seeks to deliver a wider choice of homes, a mix of housing and affordable housing. Policy CS17 seeks to provide affordable housing on suitable sites, and the Planning Obligations SPD seeks affordable housing provision on all development providing a net increase of 15 units or more, at a threshold of 25% subject to viability.

9.84 The proposed development would result in a net loss of 4 units so affordable housing would not be required.

xii Community Infrastructure Levy (CIL) and S106 Contributions

9.85 Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL applies to new builds including those that involve the creation of additional dwellings.

9.86 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. The charging schedule states how much CIL will be charged (in pounds per square metre of net additional floorspace) based on the development type and location within the borough.

10. CONCLUSIONS

10.1 The proposal seeks planning permission for the refurbishment of Binfield House to provide 9 retirement apartments and the erection of 9 dwellings to the rear with an associated access and parking, following the demolition of the existing bungalows.

10.2 Whilst the site is within the settlement boundary the proposal, as amended, would result in the loss of 4 residential units. The applicant has advised that the proposal will help to enhance the setting of the listed building and preserve its character which is a view supported by the Council's Heritage consultant and as such the development is considered to comply with Policy H11 of the BFBLP. The proposal is therefore acceptable in principle.

10.3 The application has been amended since its initial submission to reduce the number of dwellings to the rear by 3, reduce parking in front of Binfield House and make changes inside Binfield House to allow original features to be maintained. These changes have resulted in a scheme which would not harm the Listed Building or its setting and would preserve and enhance the character and appearance of the Conservation Area.

10.4 The proposal would not result in any unacceptable detrimental impacts upon the amenities of existing and/or future occupiers.

10.5 The development provides on-site amenity space along with an accepted drainage strategy.

10.6 The proposal is considered acceptable by the Local Highway Authority in terms of off-street parking and safe access.

10.7 The scheme, subject to conditions, would provide adequate biodiversity mitigation and enhancement.

10.8 In conclusion the proposal would ensure the retention and enhancement of Binfield House, a Grade II Listed Building and would provide sympathetic development within the grounds which would preserve and enhance the conservation area within a settlement location.

11. RECOMMENDATION

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

- monitoring and contingency to ensure that the biodiversity net gains are delivered and maintained for a period of 30 years.
- clause to ensure accommodation is restricted to over 55's
- adoption of site roads to the extent required for the swept paths of the refuse vehicle and fire tender set out in Appendix D of the Transport Statement.
- clause to ensure the maintenance of the drainage.

11.2 That the Assistant Director: Planning be recommended 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 and other submitted details: -

3607.P.100 Rev A Site Location Plan
3607.P.104 F Site Plan
3607.P.105 F Colour Site Plan
3607.P.106 D Plots 1-5 Floor Plans
3607.P.107 E Plots 1-5 Elevations
3607.P.108 D Plots 6 -9 Floor Plans
3607.P.109 E Plots 6-9 Elevations
3607.P.110 E Context Elevation
3607.P.113 Bin & Cycle Stores
3607.P.111 F Plots 13-21 Floor Plans
3607.P.112 C Plots 13-21 Elevations

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

03. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:
- a) Sample panel of all facing materials, including a sample panel(s) of brickwork which demonstrates the brick type, colour, texture, face bond, mortar mix and pointing, to be erected on site and maintained there during the course of construction;
 - b) Samples and/or manufacturer's details of the roof materials for the proposed works,
 - c) Plan and elevation, with materials annotated, of all new windows at a minimum scale of 1:20;
 - d). Plan and elevation drawings, with materials annotated, of all new doors at a minimum scale of 1:20.
- The relevant part of the works shall not be carried out otherwise than in accordance with the approved details.

REASON: In order to safeguard the setting of the Listed Building and the Conservation Area in accordance with the requirements of policy.

04. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:
- schedule of materials and finishes for the hard landscaping including car parking and access road surfaces.
- All work shall be carried out in strict accordance with the approved document(s).

REASON: In order to safeguard the setting of the Listed Building and the Conservation Area in accordance with the requirements of policy

05. No development shall take place until details of safe and suitable means of access for construction traffic including consideration of pedestrian movements and protection of the construction of existing highway has 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 final dwelling on the development shall not be occupied until the existing access to the site from Wicks Green is closed and the verge is reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the reinstatement shall be retained thereafter.

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 for 22 cars to park, with at least 2 spaces providing for disabled parking, has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

08. No development shall be occupied until
(a) details of the location of 4 visitor car parking spaces, and
(b) details of the signing for the spaces
have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.

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]

09. No development shall 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 at least 4 cycles. The development shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

10. No gates shall be provided at the vehicular accesses to the site.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

11. No development (including any demolition and site clearance works) shall take place, until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The management plan as a minimum shall include:

- (i) Access arrangements for demolition and construction vehicles, including consideration of pedestrian movements in the local area and the protection of highway on the route(s) to the site;
- (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 security hoarding;
(viii) Details of any external lighting of the site;
(ix) Details of the method of piling for foundations (if used);
(x) Measures to control the emission of dust, dirt, noise and odour during construction;
(xi) Measures to control surface water run-off during construction;
(xii) Measures to prevent ground and water pollution from contaminants on-site;
(xiv) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
(xv) Details of wheel-washing facilities; and
(xvi) Swept path drawings demonstrating that the largest anticipated construction vehicles can enter the site, turn around and depart in a forward gear.
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 and in the interests of highway safety.

Relevant Policies: BFBLP EN20, EN25; Core Strategy DPD CS1, CS7, CS23

12. No development [including demolition and site clearance] shall take place until a Construction Environmental Management Plan (CEMP) 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 CEMP shall include measures for:-

- the control of dust, odour and other effluvia
- the control of noise (including noise from any piling and permitted working hours)
- the control of pests and other vermin (particularly during site clearance)
- the control of surface water run-off)
- the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site.
- the control of waste produced as part of this development (e.g. not burning of waste on-site)

Construction activity shall be carried out in accordance with the approved CEMP.

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

Relevant Policies: BFBLP EN25

13. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

REASON: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

14. 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.

Relevant Policies: BFBLP EN25

15. Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 14) 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 Policies: BFBLP EN25

16. The development shall not be begun until a Sustainability 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 Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

17. No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive works to avoid the potential of harm to great crested newts has been submitted to and approved by the Local Planning Authority. The content of the method statement shall include:
- the purpose and objectives for the proposed works
 - detailed designs and/or working methods to achieve the stated objectives
 - extent and location of the proposed works shown on an appropriate plan
 - a timetable for implementation
 - details of persons responsible for implementing the works

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

REASON: In the interests of nature conservation

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

18. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - 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 organization 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.

The approved plan will be implemented in accordance with the approved details.

REASON: In the interests of nature conservation

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

19. No development shall be occupied until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. An ecological site inspection report shall be submitted within three months of the first occupation confirming the implementation of the biodiversity enhancement measures in accordance with the approved details.

REASON: In the interests of nature conservation

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

20. 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 buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans 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.

REASON: In the interests of nature conservation

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

21. No development shall take place until full details of the Surface Water Drainage System in accordance with the approved drainage strategy (Glanville Flood Risk Assessment dated 14th May 2021 Issue 6) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

a) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details and drawings as appropriate.

b) Calculations demonstrating that the strategy accords with the approved discharge rate.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant policies:CS1 of the CSDPD].

22. Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall 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, control structure, cover systemsetc.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant policies:CS1 of the CSDPD].

23. No dwelling hereby permitted shall be occupied until hard and soft landscaping works have been completed in full accordance with a landscaping scheme that has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:-

- a) comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations; and
- b) comprehensive 5 year post planting maintenance schedule; and
- c) underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes; and
- d) means of enclosure (walls and fences etc); and
- e) paving including open spaces, paths, steps and ramps, patios, cycle routes, driveways, parking courts, play areas etc. with details of proposed materials and construction methods; and
- f) recycling/refuse or other storage units; and
- g) other landscape features (water features, seating, trellis and pergolas etc).

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme. As a minimum, the quality of all soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code of Practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision.

Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

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

24. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the

construction works and the completion of hard landscaping works. The submitted scheme shall include the following:

- a) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of BS 5837:2005, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - b) Proposed ground protection measures in accordance with Section 9 (Figure 3) of BS 5837:2005.
 - c) Illustration/s of the proposed fencing structure/s to be erected.
- The development shall be carried out in accordance with the approved scheme and programme.

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]

25. The development hereby permitted shall not be begun until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -
- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
 - b) Materials including porous surface finish.
 - c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
 - d) Program and method of implementation.

The Construction Method Statement shall be observed, performed and complied with.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

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

26. The first floor door associated with flat 17 on the north east (rear) elevation shall be fixed shut and designed to have a frosted window screen to prevent a significant level of overlooking to plot 5 with the details submitted to and agreed in writing with the Local Planning Authority prior to the occupation of this unit. The agreed details shall be implemented in full and retained thereafter.

REASON: To prevent the overlooking of rear property (plot 5) and ensure the protection of the Listed Building.

[Relevant Policies: BFBLP EN20 and Core Strategy DPD CS1]

27. The development shall not be occupied until evidence has been provided to and agreed in writing by the Local Planning Authority that the development will be served by a superfast broadband (fibre optic) connection. Where it can be demonstrated that this would not be possible, practical or economically viable, through consultation with Next Generation Access (NGA) Network providers, sufficient and suitable ducting shall be provided within the site and to the property to facilitate ease of installation at a future

date. The agreed details shall be fully integrated into the proposed development and retained therein.

REASON: To provide high speed broadband

[Relevant Policies: Policy CO1 of the Binfield Neighbourhood Plan 2015-2026]

In the event of the S106 agreement not being completed by 30th November 2021, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

1. 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.
2. In the absence of a planning obligation to secure a 10% 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.

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. The applicant is advised that the following conditions require discharging prior to commencement of development:
3,4,5,11,12,16,17,21,24,25

The following conditions require discharge prior to the occupation of the dwellings hereby approved:
6,7,8,9,14,15,18,19,20,22,23,26,27

No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
1,2,10,13
03. Any works affecting the adjoining highway (including the adopted verge) shall be approved by, and a licence obtained from, the Highways and Transport Section, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknellforest.gov.uk before any development is commenced. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.
04. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

05. The site lies just outside of an air quality management area and consideration should be given when planning the vehicle movements associated with the development.
06. In the design access statement section 4.62 it is noted that electric vehicle charging facilities are possible at each parking space. We encourage the developer to utilise this opportunity to improve air quality.
07. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk .
08. There are public sewers crossing or close to your development. If you're planning significant work near Thames Water sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7CKatie.Andrews%40bracknell-forest.gov.uk%7C29bc59fafdda419813ee08d940681ab9%7Cf54c93b70883478fb3d56e09b7ca0b7%7C0%7C0%7C637611638135878288%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=we8d9OlbZiXPoc5KbxDxWv8XSKazIEK4RCTpC3pBsAY%3D&reserved=0>.
09. With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
10. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.