

Unrestricted Report

ITEM NO: 06

Application No.
20/00716/FUL
Site Address:

Ward:
College Town

Date Registered:
2 September 2020

Target Decision Date:
28 October 2020

**329 Yorktown Road College Town Sandhurst
Berkshire GU47 0QA**

Proposal: **Erection of 2no detached 3 bedroom dwellings**

Applicant: Mrs Saroja Sundaramurthy

Agent: Mr Ian Shanks

Case Officer: Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 Full planning permission is sought for the erection of 2no. 3-bedroom detached dwellings on land to the rear of 329 Yorktown Road.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area, residential amenity, trees, biodiversity or highway safety.

RECOMMENDATION

Planning permission be granted subject to the completion of a S106 Agreement and the conditions set out in Section 11 of this report
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2. REASONS FOR REPORTING THE APPLICATION TO ADVISORY PLANNING COMMITTEE

- 2.1 The application has been reported to the Advisory Planning Committee as more than five letters of objection have been received for this scheme.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

Between 400m and 5km of Thames Basin Heath SPA
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- 3.1 The proposal site is located in of the rear garden of no.329 Yorktown Road. The proposal site includes a single-track shared access which runs along the eastern boundary of no.329. The access leads to the existing garage of no.329 and those garages of no.313 and 333. The proposal site includes the shared access track only and not the garages belonging to no.313 and no.333.

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history is summarised as follows:

00/00943/OUT

Outline application for erection of one dwelling on land to the rear of no.329 Yorktown Road with access onto Yorktown Road.

Refused 8.12.2000 and the Appeal was dismissed

5. THE PROPOSAL

- 5.1 The proposal is for the demolition of the existing garage for no.329 and the subdivision of the rear garden to provide 2no. new 3 bedroom detached dwellings. Access to the new dwellings would be provided down the existing shared single lane track leading to the garages to the rear of no.331 and no.333 Yorktown Road. A smaller garden area would be retained for no.329 with the remaining garden area subdivided into two plots each providing for a detached two storey dwelling with two parking spaces to the front and private gardens to the rear.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved policies EN1, EN2, EN20 and EN25 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
Trees	'Saved' Policy EN1 of BFBLP	Consistent
Biodiversity	'Saved' Policy EN15 of BFBLP	Consistent
SPA	NRM6 of the South East Plan, 'Saved' policy EN3 of the BFBLP, the CSDPD	Consistent
Sustainability	CS10, CS12 of the CSDPD	Consistent
Supplementary Planning Documents (SPDs)		
Design (2017) Parking Standards (2016) Streetscene (2010) Thames Basin Heath SPA (2018) Sustainable Resource Management (2008)		
Other publications		
National Planning Policy Framework 2021 (NPPF) Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS) CIL Charging Schedule (2015)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety consideration
- (v) Impact on biodiversity
- (vi) Sustainability
- (vii) Thames Basin Heath SPA
- (viii) Other Matters
- (ix) Community Infrastructure Levy (CIL)

i. Principle of Development

9.2 Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals which reflect the presumption in favour of sustainable development as set out in the NPPF, and that planning applications that accord

with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is consistent with the NPPF.

9.3 Yorktown Road is located within the defined settlement boundary as designated by the Bracknell Forest Borough Policies Map. Development within a defined settlement is considered to be in accordance with Core Strategy Policies CS1 (Sustainable development), CS2 (Locational Principles) and the NPPF. This is subject to no adverse impacts on the amenity of neighbouring residential properties, character and appearance of the surrounding area, highway safety implications, biodiversity etc.

9.4 An outline application was submitted in the year 2000 for the erection of a detached dwelling to the rear of no.329. This application was refused and one of the reasons was the impact of the backland development on the character of the area, detracting from the existing pattern of built form and representing an incremental piece meal development. This reason for refusal was supported by an Inspector in a subsequent appeal. However, relevant policies regarding backland development have since evolved and backland development is viewed more favourably as an effective use of land within settlement boundaries as outlined in Section 11 ('Making effective use of land') of the NPPF. As such, given the passage of time since the appeal decision and the amendments and adoption of further updated policies resulting in a material change of circumstances, this reason for refusal is no longer considered to apply.

ii. Impact on Character and Appearance of Surrounding Area

9.5 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Section 12 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.6 The Council's Design SPD sets out a number of recommendations that are relevant to the proposed development. Of particular relevance are the following recommendations:

- Backland development should (i) not be highly visible from the main street frontage, (ii) not harm the existing character of the area, (iii) relate to a site of sufficient size and shape to accommodate the number of dwellings proposed, (iv) not be taller than the existing buildings nor be highly visible from the main street frontage, (v) create a satisfactory living environment for the new home owners and existing surrounding properties.
- The form of the new dwellings, including roofs should relate well to those found in the local context.

9.7 It is considered that the proposal complies with the above recommendations as the dwellings would not be highly visible from the street scene, with the proposed dwellings being set behind and no taller than no.329 Yorktown Road, which itself is set back from the frontages of its neighbouring properties. The site is considered to be spacious enough to accommodate two additional dwellings, and while it is acknowledged that the plot sizes for the proposed development and the remaining garden area for no.329 Yorktown Road would become smaller, there are a variety of plot sizes along Yorktown Road, and it is not considered that smaller plots would appear out of keeping with the wider character of the area. The depth of the rear gardens for all dwellings would be at least 10m, which is considered sufficient to provide adequate outside amenity areas for the current and future residents.

9.8 The proposed dwellings would be visible from College Road. However, they would be significantly set back from the highway, and would be partially screened by the existing buildings on College Road. It is not considered that the proposed dwellings would appear unduly prominent or out of keeping from College Road.

9.9 The proposed dwellings would have dual pitched roofs, with red brick walls and red tiles. This choice of design and materials can be found within Yorktown Road, and is considered in keeping with the character of the area.

9.10 There is space to the front of the dwellings which could accommodate soft landscaping, to soften the appearance of the proposed development. It is recommended that a condition is imposed requiring details of soft landscaping to be submitted to and approved by the Council prior to the commencement of development.

iii. Residential Amenity

9.11 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 130(e) of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants of land and buildings.

Overlooking

9.12 The Design SPD recommends that, for back to back relationships, there is a separation distance of at least 10 metres from a proposed first floor rear window towards the rear boundary, and a separation distance of at least 22 metres from a proposed first floor rear window towards the first floor rear windows of a facing property. The Design SPD also recommends that any upper storey side facing windows be obscure-glazed and top-opening.

9.13 The following table sets out the relationship between the proposed dwellings and the neighbouring properties:

	Distance from first floor windows on proposed dwellings to the boundary with affected dwelling	Distance from first floor windows on proposed dwellings to first floor windows on affected dwelling
329 Yorktown Road	11.3 metres	25 metres
331 Yorktown Road	20 metres (As there is an oblique angle to rear garden, a straight line was drawn from nearest corner of Plot 2 towards the rear garden of no.331 and the distance to the intersection point recorded)	26 metres (at an oblique angle)
327 Yorktown Road	Due to oblique angle a straight line from the centre of the proposed windows would not intersect the garden boundary of no.327	24.7m
1 College Road	10m	Due to oblique angle a

		straight line from the centre of the proposed windows would not intersect the rear building of no.1
1A College Road	No first floor side windows proposed facing this property	No first floor side windows proposed facing this property
3 College Road	15m	No.3 is a bungalow

9.14 As this table shows, the relationship between the proposed dwellings and the surrounding properties complies with the requirements of the Design SPD, and it is therefore considered that the proposed development would not result in adverse overlooking to these properties. It is recommended that a condition is imposed requiring first floor windows to be obscure-glazed and top-opening only to avoid future overlooking concerns.

Overbearing

9.15 The Design SPD specifies that new developments should not result in an overbearing impact on neighbouring properties but does not specify how this should be assessed. However, the Design SPD states that additional separation distances may be necessary as storeys rise to mitigate against appearing overbearing. The separation distances set out in the table above are considered sufficient to avoid unduly overbearing impacts, given the proposed dwellings are not excessively high being two storey buildings.

Overshadowing

9.16 Given the scale of the proposed dwellings and their separation distance to the neighbouring gardens, it is not considered that the dwellings would result in a significant loss of light to the surrounding gardens to the detriment of their occupiers.

9.17 The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. For windows facing the proposed development, a 25 degree line is drawn on the vertical plane from the midpoint of the affected window towards the proposed development. If the 25 degree line intersects the proposed dwellings, it would be considered that the development would result in an adverse impact on the affected property with regards to loss of light.

9.18 Due to the separation distance between the proposed dwellings and the neighbouring dwellings, the loss of light assessment above found no adverse loss of light to the neighbouring properties.

9.19 It is noted that in dismissing the appeal against the refusal of application 00/00943/OUT the Planning Inspector stated the following:

'...a new dwelling in this location would involve additional movements to and from the site, along the accessway and would intensify activity in this relatively quiet position at the rear of the frontage properties. As a result, those living nearby would be likely to experience some increased noise and nuisance. This would be most pronounced for those living next to the accessway, who would be likely to suffer some disturbance from the more frequent passage of vehicles to and from the new dwelling.'

9.20 Whilst the addition of two dwellings in this location would increase the movements along the existing access, it is not considered that this would be detrimental to the living conditions of the adjoining dwelling to a degree that would justify a refusal on this basis.

9.21 As such, the proposal would not be considered to affect the residential amenities of residents of neighbouring properties and would be in accordance with 'Saved' policies EN20 and EN25 of the BFBLP, the Design SPD and the NPPF.

iv. Transport and Highways Considerations

9.22 Policy CS23 of the CSDPD states that the Council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. This policy also states that the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) must be adhered to.

9.23 Revised plans and information have been submitted that illustrate the re-location of the parking for the existing dwelling to the rear. They include provision of a refuse collection point to the front and they show the widening of the access to 6.4m. This will require a dropped-kerb application to be submitted to the Highway Authority. A 'Store' is shown for each dwelling, which should be conditioned to provide cycle parking.

9.24 In discussion with the fire service, due to the narrow width of the access to the proposed properties, the applicant has committed to the installation of a fire-suppression water mist system in each of the new dwellings and this would be secured by condition.

9.25 A planning condition is also requested in relation to construction management. This is to ensure that all construction activities and associated vehicle movements can be undertaken on site, as additional demand for street space nor reversing of construction vehicles onto the highway can be accommodated in this location without an unacceptable impact on highway safety.

9.26 Subject to the above conditions, it is considered that sufficient parking and access has been provided to ensure no significant adverse impact on highway safety.

v. Biodiversity Implications

9.27 Policy CS1 of the CSDPD states that development will be permitted which protects and enhances the quality of natural resources including biodiversity. Policy CS7 of the CSDPD states that development proposals will be permitted which promote biodiversity. 'Saved' policy EN15 of the BFBLP states that external lighting schemes will only be acceptable where they would have no adverse impact on wildlife. These policies are considered to be consistent with the NPPF which states that the planning system should contribute to, and enhance, the natural and local environment by minimising impacts on biodiversity.

9.28 The application site consists of an existing residential garden, which is mostly laid to grass. Thames Valley Environmental Records Centre (TVERC) records show that the application site is not a habitat of wildlife importance.

9.29 It is not proposed to demolish the existing dwelling (no.329), and the land would remain in residential use. The Biodiversity Officer has reviewed the application site and is satisfied that the application site is not a suitable habitat for slow worms, and therefore it would not be considered reasonable to refuse the application on this basis.

9.30 A condition is recommended requiring a biodiversity enhancement plan to be submitted to the Council prior to the commencement of development.

vi. Sustainability Considerations

- 9.31 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day.
- 9.32 CSDPD Policy CS12, which requires under paragraph 147, that development proposals for fewer than five net additional dwellings to provide at least 10% of their energy requirements from on-site renewable energy generation. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should also be submitted.
- 9.33 A condition is recommended requiring policy compliance to be demonstrated prior to commencement of development.

vii. Thames Basin Heath SPA

- 9.34 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out including mitigation requirements.
- 9.35 This site is located within the 400m – 5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.
- 9.36 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the TBH SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD) (April 2018)
- 9.37 The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the TBH SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.
- 9.38 In this instance, the development would result in a net increase of two x 3-bedroom dwellings within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £12,224.
- 9.39 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £1,798 which is also calculated on a per bedroom basis.
- 9.40 The total SPA related financial contribution for this proposal is £14,022. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with South East Plan saved Policy NRM6, saved policy EN3 of the

Bracknell Forest Borough Local Plan (2002), Policy CS14 of the Core Strategy Development Plan Document (2008), the Thames Basin Heaths Special Protection Area Supplementary Planning Document and the National Planning Policy Framework.

viii. Other Matters

9.41 The proposed development is located within the buffer zone of a former landfill site and is therefore at potential risk of migrating landfill gas / leachate. It is therefore recommended that contaminated land conditions are imposed to assess the risk, to determine remedial measures if required and to verify any remediation upon completion.

ix. Community Infrastructure Levy (CIL)

9.42 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.

9.43 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) the creation of additional dwellings.

9.44 In this case, the proposal would be CIL liable as it comprises the creation of new dwellings.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and does not result in an adverse impact on the character and appearance of the surrounding area, highway safety, trees, biodiversity or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the development complies with 'Saved' policies of the BFBLP, Policies of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

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

- Avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA);

That the Assistant Director: Planning be recommended to **APPROVE** application 20/00716/FUL 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:

Site Plan – Received 02.09.2020

Proposed Plans and Elevations (Rev E) – Received 19.07.2021

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

03. No works to the development hereby permitted shall take place until details of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

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

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) or the parts of the window, opening or enlargement which are clear glazed are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. No dwelling shall be occupied until the means of vehicular access has been widened to 6.4m and provided with a dropped-kerb footway crossover onto Yorktown Road in accordance with the approved plans and with details of access construction which have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

06. No dwelling shall be occupied until that part of the access road which provides access to it and its parking has been constructed in a bound or bonded surface in accordance with the approved plans.

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 with two car parking spaces per dwelling (six car parking spaces in total) 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. The development shall not be occupied until 3 secure and covered cycle parking spaces have been provided in each of the locations annotated 'Store' on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

09. The development shall not be occupied until the 'bin collection area' has been provided in the location shown on the approved plans within the development. The bin collection area shall be thereafter retained.

REASON: To ensure that refuse from the development can be collected.

[Relevant Policies: NPPF (July 2021) paragraph 112 d)]

10. Neither of the new dwellings to the rear (north) of the site shall be occupied until a fire-suppression water mist system has been installed in both dwellings and has been confirmed to be operational and working correctly by a fire safety professional to be submitted and approved in writing by the Local Planning Authority. The fire-suppression water mist system shall thereafter be retained and maintained in good working order.
REASON: To ensure fire suppression, as the narrow width of the access to the new dwellings could delay a fire service response.
[Relevant Policies: NPPF (July 2021) paragraph 112 d)]
11. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
12. No development (including demolition and site clearance) shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
 - (f) Swept path plans demonstrating that the largest anticipated construction vehicle can arrive in a forward gear, turn around on site and depart in a forward gear onto the adopted highway
- And each facility listed (a) to (f) above shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (f) above.
REASON: In the interests of amenity and road safety.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]
13. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried out and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]
14. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in

writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.

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

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

15. The development shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of nature conservation

16. No dwelling shall be occupied 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 approved 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 construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS12]

18. No construction works shall take place until details showing the finished floor levels of the dwelling hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

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

19. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). The surface water drainage works shall be completed before occupation of the dwellings hereby permitted and shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

20. No development other than that required to be carried out as part of an approved scheme of remediation shall commence until conditions A to C (below) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition C has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the

site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. Although they must be complied with, no details are required to be submitted in relation to the following conditions:
 - (1) Commencement of development
 - (2) Approved plans
 - (4) Future windows
 - (5) Widened access
 - (6) Construction of access
 - (7) Parking
 - (8) Cycle storage
 - (9) Bin collection
 - (11) No gates
 - (19) SuDS

The applicant is advised that the following conditions require discharging prior to the commencement/occupation of development:

- (3) Materials
- (10) Fire-suppression water mist system
- (12) Construction scheme
- (13) Landscaping scheme
- (14) Boundary treatments
- (15) Biodiversity enhancements
- (16) Sustainability Statement
- (17) Energy Demand Assessment
- (18) Finished floor levels
- (20) Contamination assessment

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

05. An application will need to be made to the Highway Authority to form the widened dropped-kerb crossover access onto Yorktown Road across the adopted highway verge, following the process set out at: <https://www.bracknell-forest.gov.uk/roads-parking-and-transport/parking/dropped-kerbs-vehicle-access/>

The Highway Authority can be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk , to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. 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.