

Unrestricted Report

ITEM NO: 07

Application No.
20/00947/FUL
Site Address:

Ward:
Binfield With Warfield

Date Registered:
18 November 2020

Target Decision Date:
17 February 2021

Land North Of Cain Road Cain Road Bracknell Berkshire

Proposal:

Erection of 68 bed care home (Class C2) with garden, parking and dedicated access off Turnpike Road and erection of 50 dwellings (5 no. one bedroom, 12 no. two bedroom and 33 no. three bedroom) with associated parking, landscaping and access off Cain Road.

Applicant:

Danescroft (FREOF V Bracknell) LLP

Agent:

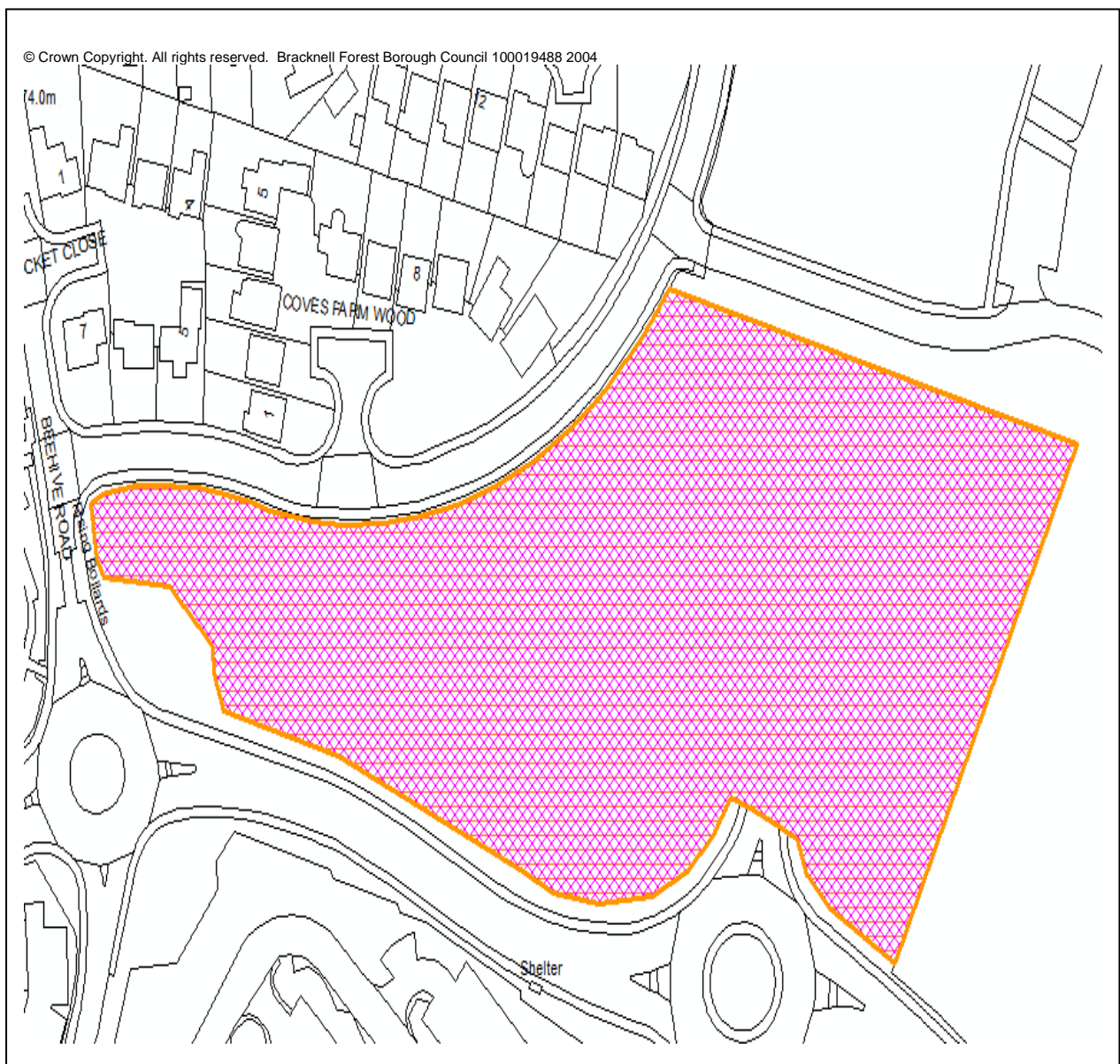
Mr Sam Tiffin

Case Officer:

Simon Roskilly, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 Planning permission is sought for the erection of a 68no. bedroom care home (Use Class C2) with a communal garden, parking and dedicated access off Turnpike Road and the erection of 50no. dwellings, with associated landscaping, all accessed off an existing arm from the Cain Road roundabout.
- 1.2 The application proposes the development of land, allocated for housing under Policy SA2 of the Site Allocation Local Plan with an estimated capacity of 75 no. dwellings. The application proposes the erection of 50no. dwellings and construction of a 68 bedroom care home. When the appropriate housing ratio is applied to these bedspaces, it equates to a further 38 dwellings, making a total contribution of 88 residential units towards the Council's housing land supply.
- 1.3 Given that the number of housing units proposed, exceeds the indicative capacity identified within Policy SA2, the proposal is considered to be acceptable in principle and represents an efficient use of land in a sustainable location.
- 1.4 Having assessed the scheme against development plan policies and the NPPF, the development as a whole is considered in-keeping with the character of the area, resulting in an acceptable transitional form of development which responds to its location in between an existing employment area and the residential properties off Turnpike Road and Beehive Road.
- 1.5 The proposal provides adequate parking to serve the proposed uses and would not result in any significant highway safety implications.
- 1.6 The layout and design of both the care home and the dwellings ensures that both elements of the development will be served by appropriate amenity space. The scheme, subject to appropriate conditions and a completed S106 agreement, will provide policy compliant biodiversity mitigation and enhancement, surface water drainage, landscaping, affordable housing provision, SPA mitigation and adequate infrastructure. Approval is therefore recommended.

RECOMMENDATION
Planning permission be granted subject to the completion of a s106 agreement and conditions as set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Advisory Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Inside the settlement boundary and allocated for housing under SALP Policy SA2 Located within 5km of Thames Basin Heaths SPA

- 3.1 The site is situated to the west of Bracknell and south of Popeswood village. The site is currently vacant and contains existing vegetation predominantly along its

north-eastern and eastern boundary, with sporadic clusters of overgrowth within the site.

- 3.2 A public footpath runs beside the eastern edge of the site from Cain Road linking into the Farley Wood Community Centre. Across the footpath is a football pitch and a large carpark serving the 3M centre. A roundabout on Cain Road sits just south of the site with an exit ending at the site boundary. Beyond this is the site of two office buildings previously occupied by Hewlett Packard which lie within a Defined Employment Area. West of the site is the Bracknell Ski Centre, featuring a dry ski slope and an ice rink. Beyond this is a new development by Bellway Homes and beyond that, the A329.
- 3.3 To the north is Farley Wood Community Centre, which features a car park, tennis courts and recreation ground.
- 3.4 The site was allocated for 75 residential dwellings under SALP Policy SA2- Other Land within Defined Settlements

4. RELEVANT SITE HISTORY

- 4.1 20/00622/FUL- Part retention/part erection of 2.4m timber hoarding for a temporary period of 24 months. [APPROVED 05.08.21]

5. THE PROPOSAL

- 5.1 Planning permission is sought for the erection of a 68no. bedroom care home (Use Class C2) with an associated communal garden, parking and dedicated access off Turnpike Road along with the erection of 50no. dwellings accessed off an existing Cain Road roundabout arm.
- 5.2 Both parts of the development would be provided with appropriate landscaping and public footpaths linking the residents with the wider area via both Turnpike Road and Cain Road.
- 5.3 The development has been designed so that the care home can be constructed separately from the 50no. dwellings, and as such each part can come forward in separate phases independent of each other.
- 5.4 Care Home
The 68-bed care home is located within the western part of the site, addressing Cain Road, Turnpike Road and Beehive Road. The building has a cranked linear footprint with centrally located main entrance from the parking area to the north which is accessed from Turnpike Road. Servicing is from the eastern side of the building, also accessed from Turnpike Road. The care home will have its own self-contained amenity space and car parking for the residents and staff.
- 5.5 The care home accommodation is arranged over three floors and provides the following on-site C2 care facilities: -

- Lounge/Dining area
- Café
- Hair & Beauty
- Assisted Bathrooms
- On-site nurse(s) with on-site medication store
- On-site manager

- Laundry service
- Cinema
- Library

Dwelling Houses

- 5.6 The 50no. dwellings consist of the following mix contained within 2no. apartment blocks, one detached house with the remainder being semi-detached or terrace units: -
- 5 no. one bedroom
 - 12 no. two bedroom
 - 33 no. three bedroom
- 5.7 The houses and apartment blocks are to be set within landscaped streets with the three main areas of open landscaping being the play area to the north, landscaping to the front of apartment units 17-29 opening out onto Turnpike Road and the SuDS retention basin within the south east corner of the site fronting the Cain Road roundabout.
- 5.8 Parking for the housing will take the form of private garages and driveways as well as parking courts which will include appropriate tree planting.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council

- 6.1 Binfield Parish Council recommend refusal of the application giving the following reasons:
- (i) The development as proposed is over development for the site [Officer Comment: The proposal as a whole is considered to represent a sympathetic layout in-keeping with the area and making good use of the land available.]
 - (ii) Inadequate parking which would lead to impacts on the surrounding roads [Officer Comment: The Highway Authority is satisfied that sufficient parking is provided to serve both the care home and housing.]
 - (iii) The site could not lead to a net gain in biodiversity [Officer Comment: A suitable strategy for biodiversity net gain has been agreed with the Council's Biodiversity Officer.]
 - (iv) In addition, whilst the site is possibly too small for its own play area, pedestrian access to the Farley Wood community area would be of benefit. [Officer comment: Unfortunately, no direct access to the Farley Wood Community area could be secured. There is a footpath running north to south along the eastern edge of the development site, however this is not a formal public right of way. This permissive path would still be in place and the site as a whole has been designed so as to link to the existing footpaths that connect with the Farley Wood community area.]

Other representations received

- 6.2 Eight objections have been received from neighbouring properties. The issues raised can be summarised as follows:
- (i) Care home represents an overdevelopment of a small plot and not in-keeping with the area. A 30 bed two storey care home would be more appropriate. [Officer

Comment: The proposal as a whole is considered to represent a sympathetic development in-keeping with the area and making good use of the land available. A 30 bed care home is unlikely to be viable, and there is a genuine need for care home accommodation within the Borough, which this proposal would help to meet.]

- (ii) Loss of light to the houses north of the site from the care homes. [Officer Comment: Between the 3 storey care home and the residents of Pocket Close and Covens Farm Wood there would be a 30m gap at the closest point and a 58m gap at the furthest point. This gap would contain a carpark for the care home, landscaping and Turnpike Road itself. This degree of separation would ensure that the care home building will not cause loss of light or overshadowing to the residential properties to the north.]
- (iii) Parking for the care home will be insufficient leading to parking on Turnpike Road. [Officer Comment: The Highway Authority is satisfied, based on robust evidence provided, that adequate parking is provided to serve the care home.]
- (iv) Deliveries into the care home will be disruptive and unsafe. [Officer Comment: The Highway Authority is satisfied with the proposed access arrangements.]
- (v) Care home exit is too close to the junction. [Officer Comment: The Highway Authority is satisfied with the proposed access arrangements.]
- (vi) Car parking insufficient for dwellings leading to parking on Turnpike Road. [Officer Comment: Proposed parking for the dwellings accords with the adopted Parking Standards.]
- (vii) Site cleared of trees and vegetation. This should be considered when looking at ecological enhancement. [Officer Comment: This has been considered by the Council's Biodiversity Officer.]
- (viii) Development will overwhelm local infrastructure. [Officer Comment: The impact of the development of this site on local infrastructure has been taken into consideration when it was allocated for housing within the SALP. Any further infrastructure mitigation will sought as part of the S106 agreement and/or CIL payments.]
- (ix) Removing the bollards between Cain Road and Beehive Road will reinstate the 'rat run'. [Officer Comment: The bollards in question are outside of the redline of this application and are therefore unaffected by this submission.]
- (x) SuDS feature a hazard for children [Officer Comments: Details of fencing and landscaping will be secured by way of drainage/landscaping conditions.]
- (xi) Play area too small for the site. [Officer Comment: Due to the size of the site there is no requirement to provide an on-site play area. Contributions towards active and passive open space of public value will be secured under the S106 agreement.]
- (xii) Temporary hoarding out of keeping and resulting in highway safety implications. [Officer Comment: The temporary siting of hoarding for 24 months has been approved under planning permission 20/00622/FUL]
- (xiii) Affordable homes provision is considered low. [Officer Comment: The applicant intends to provide 30% on-site affordable housing which exceeds the current policy requirement of 25%.]
- (xiv) Landfill site nearby and possible contaminated land. [Officer Comment: The Council's Environmental Health Officer has recommended conditions that seek to mitigate any possible land contamination that may be found.]
- (xv) Proposed Cain Road/Turnpike Road footpath link will encourage office workers to park on Turnpike Road. [Officer Comment: The Highway Authority recommend that funding for a Traffic Regulation Order (TRO) be secured in order to prevent indiscriminate parking locally.]

6.3 In addition, two further representations have been received which generally support the proposal however request that overflow parking be provided to serve

the care home, parking restrictions be imposed along Turnpike Road and that improvements be made to the local broadband infrastructure.

7. SUMMARY OF CONSULTATION RESPONSES

Highways

- 7.1 The Highway Authority has worked closely with the Planning Authority and applicant to refine the site layout and design of roads and parking, and recommends approval subject to s106 obligations, conditions and informatives.

Tree Service

- 7.2 The Tree Service confirms that the Arboricultural information submitted is sufficient and that the Group G1 of trees the subject of TPO No. 272 lie outside the application site. They raise no objection to the development subject to conditions relating to tree retention and protection.

Lead Local Flood Authority/Drainage Officer

- 7.3 The LLFA recommend conditional approval of this application.

Environmental Health

- 7.4 The Environmental Health Officer recommends conditions relating to potential land contamination and a landfill gas risk assessment.

SPA

- 7.5 An Appropriate Assessment has been carried out and the Council's Environmental Policy Officer has no objection to the scheme subject to appropriate mitigation being secured by way of a completed S106 agreement.

Biodiversity

- 7.6 The Council's Biodiversity Officer requested further information in respect of Biodiversity Net Gain which has been provided. Final comments awaited.

Landscape

- 7.7 The Council's Landscape Officer makes recommendations in respect of a number of trees specified within the proposed planting plan and recommends that any permission is subject to a landscaping condition which should combine any ecological management requirements with the landscape maintenance schedule.

Archaeology

- 7.8 Berkshire Archaeology recommend conditional approval.

Waste and Recycling

- 7.9 The Council's Waste and Recycling Officer Manager has indicated that the waste collection for the residential dwellings is acceptable. In relation to the care home, it is noted that the refuse collection is likely to be private.

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 the CSDPD SA2 of the SALP	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP and CS23 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Design SPD (2017)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Binfield Neighbourhood Plan (2016)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Biodiversity and Landscaping
- vi Drainage
- vii Affordable Housing
- viii Sustainability and Energy
- ix Thames Basin Heaths SPA
- x S106 Obligations
- xi Community Infrastructure Levy/ CIL

i. Principle of development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map.

9.3 The site is allocated for housing development by virtue of Policy SA2 - Other Land within the Settlement of the SALP with an indicative capacity of 75units.

9.4 The Policy SA2 requirements are as follows: -

- Investigation and remediation of any land contamination;
- Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;
- Provision of affordable housing;
- Provision of open space;

- Appropriate ecological surveys and mitigation of any impacts;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements.

9.5 The application proposes residential development on a site which is allocated for housing within the SALP. The proposed development is therefore considered to be acceptable in principle and in accordance with CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to it having no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on character and appearance of the area

9.6 CSDPD Policy CS7 requires high quality design which should build on local character, respect local patterns of development, enhance landscape and aid movement and accessibility. Policy EN20 of the Local Plan is consistent with 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.

9.7 The development site north of Cain Road has been referred to as the 'Island Site' as it does not immediately adjoin any other developed sites. However, it is important that the site takes note of what surrounds it and for its development to provide an appropriate transition between the defined employment area to the south, further employment uses to the west, residential areas to the north and the open recreational land to the east.

Layout

9.8 The layout below, is one that has evolved throughout the planning application process and which is now considered to represent a good use of land in a sustainable location, proving an appropriate transition between the employment uses and residential area that it adjoins.



- 9.9 The proposed care home has been located so as to reflect the position of taller buildings, for example Octagon House which is west of this site, and occupies the western end of the 'Island Site'. The narrowing of the site in this area lends itself to this type of linear form of development which is also appropriate for the function of the care home.
- 9.10 The three storey care home addresses the Cain Road street scene well and will not appear out of character given the bulk and massing of built form present on the southern and western sides of the Cain Road roundabout.
- 9.11 The care home is considered to be set within an adequate area of landscaped amenity space for use by future residents, which also serves to soften the visual impact of the building within the Beehive Road/Turnpike Road corner street scene.
- 9.12 The layout of the 50no. dwellings takes account of the site characteristics with the proposed apartment building addressing the gateway entrance off Cain Road with height, making good use of an existing roundabout arm. There is also another apartment building to the north that, via its positioning and proposed landscaping, appropriately addresses the character of the Turnpike Road/Coves Farm Wood residential area.
- 9.13 The layout as a whole is considered legible, allowing pedestrians to easily navigate the two sites out into the surrounding residential or employment areas. This is achieved via the well thought out pedestrian and cycle connectivity both to the north and south of this development site.
- 9.14 Overall, the layout is considered acceptable as it respects and responds to the pattern of existing development in this transitional area between employment space and residential areas.

Design and External Appearance



STREET ELEVATION A - A



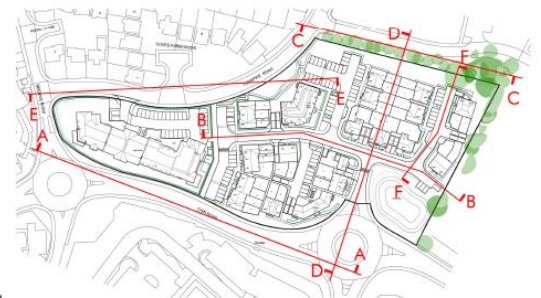
STREET ELEVATION F - F



STREET ELEVATION C - C



STREET ELEVATION D - D



KEY ELEVATION 1:1000

- 9.15 The design, bulk and massing of the proposed buildings, along with their external finishes which reference the mock-tudor development north of this site, allows this scheme to create its own sense of place. Overall the external appearance of the development is considered to be in-keeping with what you would expect of a site developed in between an existing employment area and an existing residential area.

- 9.16 To conclude on the development's impact on the character and appearance of the area, the proposed design, bulk, mass and layout of the care home/housing development is not considered detrimental to the character and appearance of the adjoining employment and residential areas, and is therefore considered to be consistent with BFLP Policy EN20, CSDPD Policy CS7 and SALP Policy SA2.

iii. Impact on Residential Amenity

- 9.17 The scheme as a whole, located on a site which does not immediately adjoin any other development, will not result in any loss of privacy or overshadowing nor would it appear overbearing to existing residents living off Turnpike Road. It also provides adequate levels of amenity for future occupiers.
- 9.18 Although the layout has made an efficient use of land, back-to-back distances between dwellings still generally accord with the standards set out in the Council's Design SPD. There is one part of the site where units 17-29 contained in a 3-storey apartment block will have side facing kitchen windows, 16m from the rear windows of plots 30-32. However, after discussing this issue with the applicant, it has been agreed that these kitchen windows could be conditioned to be part (two thirds) obscure glazed as they are secondary sources of light to the rooms in question. This solution, secured by way of a condition, would prevent any loss of privacy.
- 9.19 To conclude, given the above assessment, the proposal is not considered to result in any adverse impacts upon both existing or future residential amenity, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

iv. Transport implications

Access

- 9.20 The residential component of the site would re-use an existing vehicular access onto the northern arm of a roundabout on Cain Road. The care home component proposes a new vehicular access onto Turnpike Road in the north-west of the site, east of the junction with Beehive Road. It is noted that Beehive Road is stopped up for vehicular traffic at its southern end, where it meets Cain Road.
- 9.21 There are existing footway/cycleways which run along both sides of Cain Road adjacent to the site on which there are bus stops served by the X4 Lion bus service which runs between central Reading and Bracknell via Wokingham with services stopping on Cain Road between 06:17 and 23:37 towards Bracknell and 06:32 to 23:17 towards Reading (weekdays) with 2 services per hour weekdays and Saturdays and 1 service per hour on a Sunday.
- 9.22 A new pedestrian and cycle route would be created north-south through the centre of the development connecting to Cain Road to the south and Turnpike Road to the north. Pedestrian connections around an area of green space are also proposed onto Turnpike Road north of plots 17 to 32.
- 9.23 The creation of new access points onto Cain Road and Turnpike Road will require a Highways Act Section 278 agreement with the Highway Authority, this should be secured in the S106 agreement and should also incorporate any

remedial work to the adopted highway (including verge, footway and access from Cain Road roundabout) which is required, in particular it is noted that construction of hoarding around the site may have damaged the adopted highway verge and the island on the northern arm of the roundabout of Cain Road needs remedial work to replace bollards, and refresh kerbs and surfacing.

- 9.24 Areas of the site should be offered for Highways Adoption under Section 38 of the Highways Act and this should be secured through the S106 agreement. In particular, adoption of the following areas is expected:
- The north-south footway/cycleway between Cain Road and Turnpike Road along with any margins and street lighting to this; and
 - Carriageways, footways, margins and street lighting within the site - up to and including turning heads needed for refuse collection and fire tender
 - also ensuring that there is an adopted pedestrian connection between the north-south footway/cycleway through the site to the roundabout access onto Cain Road.
- 9.25 It is not anticipated that car parking or aisles between parking spaces would be adopted beyond the turning areas required for refuse collection and fire tender, nor the car parking or aisle within the (western) care home portion of the site, which would be served by private refuse collection. Private Access and Footpath (PAF) clauses in the S106 agreement should be considered for the footpaths within the public open spaces and children's play area to the north of the site and pedestrian connections to these from the adopted (or to be adopted) highway network.

Car Parking

- 9.26 The proposed car parking in the (eastern) residential component of the site meets the requirements set out in Table 6 and Table 7 of the Council's Parking Standards SPD (March 2016), including provision of visitor parking. Whilst disabled parking provision isn't explicitly shown, there are numerous spaces within the site where there is sufficient space to provide a transfer area and create a disabled parking space should there be a defined need, compliant with the Parking Standards SPD.
- 9.27 The (western) care home component of the site does not fully meet the Parking Standards SPD (March 2016) parking space numbers, however the applicant has provided a robust evidence base including examples of similar facilities in the local area which demonstrate that the proposed parking is sufficient for the development in this location, close to walking, cycling and public transport networks. 26 car parking spaces are proposed, with 2 of these providing disabled spaces, giving a ratio of 2.6 residents per car parking space which is similar to the ratio of parking to residents at the Astbury Manor Care home, Crowthorne Road, Bracknell. In addition to the car parking, a space for a patient transport vehicle / ambulance is also proposed.
- 9.28 To further ensure that demand for care home parking does not overspill onto the local road network a number of measures have been proposed by the applicant:
- Commitment to funding the costs of a Traffic Regulation Order (TRO) and lining works to restrict parking along a section of Turnpike Road adjacent to the care home access, should the TRO be successful through consultation. This commitment, including all costs of the TRO including consultation, TRO and implementation, should be secured through the Section 106 agreement.
 - Commitment to operating a robust Travel Plan to encourage staff and visitors of the care home to use sustainable alternative modes of travel, this should be

secured through the Section 106 agreement and through a planning condition setting out annual monitoring.

Predicted Trip Generation

- 9.29 The trip generation from the proposed development has been assessed using data from the Council's transport model. The number of trips predicted from the development is 36 two-way trips in each of the AM and PM peak hours. Factoring the peak hour trips up using the TRICS input data to the Council's transport model indicates a trip generation of around 325 trips over the day as a whole (07:00 - 19:00). Because care homes operate shifts, which reduces the trip generation during peak hours, the predicted trip generation for the 50 dwellings and care home during peak hours is very similar to the predicted trip generation that was assessed at site allocation stage for 75 dwellings.
- 9.30 The highest percentage changes in traffic flows occur, predictably, at the site accesses onto Cain Road and Turnpike Road, where the highest predicted increase (occurring in the AM peak hour) is 2.1% and 3.4% of peak hour traffic using Cain Road and Turnpike Road respectively, which is likely to be imperceptible to other road users compared with daily traffic variation. This is an allocated site and there is sufficient capacity on the local road network to accept the predicted number of trips from the proposed development. The Local Highway Authority recommend conditional approval of this application.

Conclusion on Transport Implications

- 9.31 The Highway Authority has worked closely with the Planning Authority and applicant to refine the site layout and design of roads and parking. The proposals are for residential and care home development within an allocated site for residential development. The number of vehicular trips predicted for the residential and care home development is very similar to that which was assessed at site allocation stage for 75 dwellings. The highest percentage changes in traffic flows occur, predictably, at the site accesses onto Cain Road and Turnpike Road, where the highest predicted increase (occurring in the AM peak hour) is 2.1% and 3.4% of peak hour traffic of peak hour traffic using Cain Road and Turnpike Road respectively, which is likely to be imperceptible to other road users compared with daily traffic variation.
- 9.32 The residential component of the site is compliant with the Council's Parking Standards SPD (March 2016). The care home component of the site proposes less parking than set out in the Parking Standards SPD (March 2016) but with a robust evidence base, comparison with similar care homes and subject to the commitment through Section 106 of a number of additional measures to promote and encourage travel by sustainable alternative modes and discourage travel by car.
- 9.33 The Highway Authority recommends that the application is approved subject to S106 obligations, conditions and informatives.
- 9.34 Given the above, the application is not considered to result in any adverse highway safety implications and as such complies with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

v. Biodiversity and Landscaping

9.35 The Council's Biodiversity Officer requested further information in respect of Biodiversity Net Gain which has been provided. Details of the Officer's final comments and any recommended conditions will be provided to the Committee within the Supplementary Report.

9.36 A proposed planting plan accompanies the application. The Ecological Assessment recommends the use of native and fruit bearing species in order to encourage and support biodiversity. The Landscape Officer advises that this has been achieved in some places however that there are some areas where tree selection could be improved. It is recommended that a landscaping condition be imposed and that the required landscape maintenance schedule should be combined with any ecological management requirements.

vi. Drainage

9.37 The entire site is located within Flood Zone 1 however, as it exceeds 1ha in size, a Flood Risk Assessment (FRA) accompanied the application. Following consideration of this information, the Council's Drainage Officer requested Thames Water's confirmation that sufficient sewerage capacity exists to serve the site; further information to demonstrate how surface water flood risk would be managed; and revisions to the layout to allow maintenance of the proposed SuDS features.

9.38 This information has been submitted and verbally agreed with the Drainage Officer. Details of their final comments and any recommended conditions will be provided to the Committee within the Supplementary Report.

vii. Affordable Housing

9.39 The development will deliver 15 affordable homes which represents 30% on-site affordable housing provision, exceeding the current policy requirement of 25% and is therefore acceptable.

9.40 The proposed tenure split, agreed with the Housing Department, will provide 67% as affordable rent (10 dwellings), and 33% as shared ownership (5 dwellings). This affordable housing will be secured through a S106 agreement.

viii. Sustainability and Energy

Dwellings

9.41 Application of CSDPD Policy CS10 requires the submission of a Sustainability Statement covering water efficiency and demonstrating how average water use in new dwellings would be restricted to 110 litres/person/day

9.42 For residential development of more than 5 dwellings, CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation.

Care Home

9.43 In respect of the care home, the application of Policy CS10 would require the submission of a pre-assessment estimator demonstrating likely compliance with BREEAM 'Care Home' Very Good as a minimum requirement.

- 9.44 For a building with a floor area of more than 500 sqm, the application of CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation.
- 9.45 None of the required Sustainability Statements/Energy Demand Assessments accompany the application, however compliance with Policies CS10 and CS12 can be secured by means of appropriately worded conditions.

ix Thames Basin Heaths Special Protection Area (SPA)

- 9.46 An Appropriate Assessment has been undertaken and it is considered that the proposed development will not have an adverse impact on the integrity of the Thames Basin Heaths SPA subject to appropriate mitigation being secured in accordance with the Thames Basin Heaths Special Protection Area SPD by means of a s106 legal agreement.

x. S106 obligations

- 9.47 A S106 Legal Agreement is required to secure the following :-

- Affordable Housing – a minimum of 25%
- C2 Use – Secure C2 use in respect of the care home for the lifetime of the building
- Community Facility contribution – a financial contribution of £2860 index linked per C3 use dwelling and a financial contribution per unit at the care home towards health and community facilities at the Blue Mountain site
- Open Space Public Value (OSPV) – on site open space at 30m² per dwelling (1500m²) plus contribution towards off-site OSPV at Farley Wood.
- SuDS – Obligations to secure a Design Specification, Implementation Strategy and ongoing Management and Maintenance including a fee of £8000 for the monitoring of the SuDs scheme for a period of 100 years
- Biodiversity – to secure off-site biodiversity net gain and monitoring if required by Biodiversity Officer's final comments
- Transport – to enter into a s278 Highways Agreement for adopted highway works to the access for the care home and a s38 Highways Agreement for the construction and adoption of the on-site roads.

xi Community Infrastructure Levy/ CIL

- 9.48 Bracknell Forest Council has an adopted Community Infrastructure Levy (CIL). CIL is applied as a charge on each square meter of new development. The amount payable varies depending on the location of the development within the borough and the type of development.
- 9.49 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. This application involves a net increase in dwellings and floorspace and would therefore be liable for CIL. In the event of planning permission being granted, a CIL Liability Notice (CLN) will be issued

10. CONCLUSIONS

- 10.1 Planning permission is sought for the erection of a 68no. bedroom care home (Use Class C2) with a garden, parking and dedicated access off Turnpike Road and the erection of 50no. dwellings, with associated landscaping, all accessed off an existing Cain Road roundabout arm.
- 10.2 Policy SA2 of the Site Allocation Local Plan allocates this site for housing with an estimated capacity of 75no. dwellings. The proposal, when the appropriate ratios is applied to the care home bedspaces, would provide a contribution equivalent to 88 housing units towards meeting local housing need.
- 10.3 The scheme is considered to comply with development plan policies and the NPPF as the design, bulk and massing of the buildings, and use of external materials, respects the character and appearance of the surrounding area, providing an appropriate transitional form of development which responds to its location between an existing employment area and the residential properties off Turnpike Road and Beehive Road.
- 10.4 The proposal is considered to provide adequate parking and would not result in any significant highway safety implications.
- 10.5 The layout and design of both the care home and the dwellings ensures that the development will not adversely impact on existing occupiers and provides an appropriate standard of amenity for future residents. Subject to conditions and a completed S106 agreement, the development will provide policy compliant biodiversity mitigation and enhancement, the provision and maintenance of surface water drainage, landscaping, affordable housing provision, SPA mitigation and adequate infrastructure mitigation.
- 10.6 It is therefore considered that the proposed development complies with 'Saved' policies EN1 and EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, Policy SA2 of the SALP, relevant SPDs and the NPPF.

11. RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act related to:

- Entering into s278 Agreement with the Highway Authority relating to the creation of a new access onto Turnpike Road, creation of pedestrian and cycle access points onto Turnpike Road and Cain Road, and any other changes or remedial work to the adopted highway,
- Entering into a s38 Agreement with the Highway Authority for adoption, as a minimum, of the north-south footway/cycleway; and carriageway, footways, margins and street lighting within the site
- Private Access and Footpath (PAF) clauses
- Travel Plan
- Affordable Housing
- Community Facility Contribution
- Contribution towards off-site OSPV at Farley Wood
- SuDS specification/implementation/Management and Maintenance Strategy including monitoring contribution
- SPA Mitigation

- Restriction on Use of Building to Class C2 purposes
- Funding for Traffic Regulation Order (TRO)
- Contribution towards achieving off-site Biodiversity Net Gain

That the Assistant Director: Planning be authorised to APPROVE the application subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

1. 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.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents: -

2851-C-1005-PL-T.1 Site Layout
 2851-A-1700-PL-J Parking Plan
 2851-A-1701-PL-J Refuse Plan
 2851-C-1010-PL-K Street Elevations A-A
 2851-C-1011-PL-H Street Elevations B-B, E-E
 2851-C-1012-PL-L Street Elevations C-C, D-D
 2851-C-3000-PL-B_3BH2(Semi)- Plots 1-2
 2851-C-3001-PL-H_3BH2(Semi)- Plots 3-4
 2851-C-3005-PL-B_3BH1 & 3BH2- Plots 5-6
 2851-C-3006-PL-B_3BH1 & 3BH2- Plots 13-14
 2851-C-3010-PL-B_3BH1 & 3BH2- Plots 7-8
 2851-C-3011-PL-B_3BH1 & 3BH2- Plots 15-16
 2851-A-3015-PL-C_3BH4 & 3BH5 - Plots 9-12 Plans
 2851-C-3016-PL-C_3BH4 & 3BH5 - Plots 9-12 Elevations & Sections
 2851-A-3040-B_AFFORDABLE FLAT_plans_plots 17-29
 2851-C-3041-C_AFFORDABLE FLAT-Elevations-Plots 17-29
 2851-C-3045-PL-B_3BH1,3BH2 & 3BH2+ (Terrace)- Plots 30-32
 2851-C-3050-PL-B_3BH1 & 3BH2 (Terrace x3)- Plots 37-39
 2851-C-3055-PL-B_3BH1 & 3BH2 (Terrace X4)- Plots 33-36
 2851-C-3060-PL-C_3BH2(Semi)- Plots 40-41
 2851-A-3070-PL-C_PRIVATE BLOCK - Plots 44-47 Plans
 2851-C-3071-PL-B_PRIVATE BLOCK & 3HT(Semi)- Plots 44-47 Elevations
 2851-C-3080-PL-D_3HT(semi) & 3HT2 - Plots 48-49
 2851-C-3085-PL-C_3HT3 - Plot 50
 2851-C-3090-PL-A_3HT2 Semi - Plots 42-43
 2851-C-1005-PL-T.1 Schedule of accommodation

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

3. Prior to commencement of any development above slab level in any individual phase, as identified in a Site Phasing Plan, to have been submitted to an approved in writing by the Local Planning Authority pursuant to Condition 38 of this permission, samples of the external materials to be used in that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.

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

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

4. Prior to commencement of any development above slab level in any individual phase, as identified in a Site Phasing Plan, to have been submitted to an approved in writing by the Local Planning Authority pursuant to Condition 38 of this permission, details showing the finished floor levels of the buildings in each phase hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

5. Notwithstanding what is shown on the approved plans: the first and second floor side facing kitchen windows in the apartment building containing Units 17-29 of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

6. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed
- 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: CSDPD CS1]

7. No above slab level works, associated with the C3 dwelling phase, shall take place 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 and maintained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

8. No above slab level works, associated with the C2 Care Home phase, shall take place until a pre-assessment estimator, demonstrating likely compliance with BREEAM Care

Homes 'Very Good' as a minimum requirement, 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]

9. Within one month of the first occupation of the care home development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of "Very Good" or "Excellent" BREEAM rating.

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

[Relevant Policy: Core Strategy DPD CS10]

10. Prior to commencement of above slab level works in any individual phase an Energy Demand Assessment shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:

(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

11. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works, all construction works and hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:-

a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.

b) All proposed tree, hedge or shrub removal shown clearly with a broken line.

c) Proposed location/s of 2.1m high protective barriers, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), 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.

d) Illustration/s of the proposed protective barriers to be erected.

e) Proposed location/s and illustration/s of ground protection measures within the main root

protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.

f) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.

g) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.

h) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

REASON: In order to safeguard trees and other vegetation.

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

12. The protective fencing and other protection measures specified by condition 11 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

a) No mixing of cement or any other materials.

b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description. d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.

e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.

f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

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

13. No development other than that required to be carried out as part of an approved scheme of remediation shall commence until conditions 14 to 17 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 in writing by the Local Planning Authority until condition 16 has been complied with in relation to that contamination.

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.

14. 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,
- archeological 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'.

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.

15. 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.

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.

16. 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.

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.

17. 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 13, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 14, 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 15.

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.

18. 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.

19. No development approved by this permission shall commence until a landfill gas investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from gas is identified, a scheme to mitigate the effects of gas shall be submitted to the Local Planning Authority for written approval. Before any buildings are occupied the approved scheme shall be implemented and a validation report shall be submitted to the Local Planning Authority for approval.

REASON: To protect future occupiers of the site and structures from the risks associated with the migration of toxic and flammable gasses.

20. No development including demolition and site clearance shall commence 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 as a minimum measure for: -

- the control of dust
- the control of noise
- 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 works to limit harm to the sites ecology

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

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

21. 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 public holidays.

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

22. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account opportunities for infiltration across the site. Details of the permeable paving construction, bio retention design and cross-sections through the pond including earthworks specification for any bunding and lining required. Full details of filtration measures to be incorporated to prevent blockages within the system.

Calculations demonstrating that the design shall accord with the principles and rates set out in the Stuart Michael Flood Risk Assessment Issue 6 dated October 2020/

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

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

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

[REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

24. Before any Class C3 dwelling hereby permitted can be occupied, details of the design, operation and ongoing maintenance regime for electric vehicle charging infrastructure with a minimum output of 7kW to be provided for 20% (1 in 5) of the parking spaces shown on the approved plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the electric vehicle charging infrastructure shall be provided and maintained in working unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of sustainable transport.

[Relevant Policy: Local Plan Policy M9; NPPF paragraph 110 e); and Parking Standards SPD paragraph 3.8 part 1 supported by the NPPF at paragraph 105 e).

25.No dwelling shall be occupied until the site access onto Cain Road along with the pedestrian and cycle link between Cain Road and Turnpike Road has been constructed in accordance with the approved drawings and in accordance with construction and street lighting details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy BFBLP M6, DPD CS23 and CS24]

26.No development shall take place on the eastern (Class C3 dwellings) part of the development until an on-site highway visibility plan to include both forward visibility and

junction visibilities conforming to Manual for Streets 20mph specification has been submitted to and approved in writing by the Local Planning Authority. The visibility splay areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

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

27. No Class C3 dwelling shall be occupied until that part of the access road which provides access to that dwelling and its parking, along with adjacent footways and margins, and street lighting has been constructed in accordance with the approved plans with details of construction and street lighting to be submitted to and approved in writing by the Local Planning Authority.

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

28. No development shall take place on the eastern (Class C3 dwellings) part of the development until a scheme for at least 20% (1 in 5) of the residential car parking spaces within the development to be provided with electric vehicle charging infrastructure with a minimum output of 7kW per charge point has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the associated electric vehicle charging infrastructure has been provided in accordance with approved details and thereafter the electric vehicle charging infrastructure shall maintained in working order.

REASON: In the interests of sustainable development and modes of travel.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS1 and CS23]

29. No Class C3 dwelling shall be occupied until its associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces and turning space shall thereafter be kept available for parking and turning 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]

30. The car ports hereby approved for plots 9, 10, 11 and 12 shown on the approved site plan shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port, unless otherwise agreed in writing by the Local Planning Authority.

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

31. No development shall take place on the eastern (Class C3 dwellings) part of the development until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities with one secure, covered cycle parking space provided per bedroom for each dwelling. No dwelling shall be occupied until the approved cycle parking scheme for that dwelling has been implemented. The cycle parking facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.

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

32. The development shall not be occupied until (a) details of the location of 9 visitor car parking spaces, and (b) details of the signing for the visitor 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]

33. The care home shall not be occupied until the site access onto Turnpike Road has been constructed and provided with visibility splays of at least 2.4m x 43m in each direction along Turnpike Road in accordance with the approved drawings and in accordance with construction, street lighting, and visibility splay details which have been submitted to and approved in writing by the Local Planning Authority. The visibility splay areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway of Turnpike Road.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23 and CS24]

34. The care home shall not be occupied until:

(a) a scheme for at least 20% (1 in 5) of the care home car parking spaces within the development to be provided with electric vehicle charging infrastructure with a minimum output of 7kW per charge point has been submitted to and approved in writing by the Local Planning Authority;

(b) the associated vehicle parking and turning space for the care home has been surfaced and marked out in accordance with the approved drawing with spaces enabled with electric vehicle charging infrastructure in accordance with the approved scheme; and

(c) a Travel Plan for the care home to promote travel by sustainable alternative modes of transport has been submitted to and approved in writing by the Local Planning Authority.

Thereafter:

(i) the vehicle parking spaces and turning space shall be kept available for parking and turning at all times;

(ii) all electric vehicle charging infrastructure shall be maintained in working order; and

(iii) the Travel Plan and associated parking demand for the care home shall be monitored and reviewed within three months after first occupation and then annually for a period of at least 5 years with an annual monitoring and review report submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development is provided with adequate car parking, in the interests of sustainable development, to encourage sustainable alternative modes of travel, and 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 CS1, CS23 and CS24]

35. No development on the western (Class C2 care home) part of the development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities and shower, changing and locker facilities for staff. The care home building shall not be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall thereafter be retained.

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

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

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

The CEMP shall include as a minimum:

- (i) Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- (ii) Details of the parking of vehicles of site operatives and visitors;
- (iii) Areas for loading and unloading of plant and materials;
- (iv) Areas for the storage of plant and materials used in constructing the development;
- (v) Location of any temporary portacabins and welfare buildings for site operatives;
- (vi) Details of any security hoarding;
- (vii) Details of any external lighting of the site;
- (viii) Details of the method of piling for foundations;
- (ix) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- (x) Measures to control surface water run-off during demolition and construction;
- (xi) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xii) Details of wheel-washing facilities during both demolition and construction phases; and
- (xiii) Areas for the turning of construction and demolition vehicles such that the largest anticipated vehicle can turn and leave the site in a forward gear.

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

REASON: In the interests of highway safety and to mitigate and control environmental effects during the demolition and construction phases.

Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

37. No gates shall be provided at the vehicular accesses to the site unless otherwise agreed in writing with the Local Planning Authority .

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

38. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: The site lies within an area of high archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

39. No dwelling/ building 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) details of semi mature tree planting; and

c) comprehensive 5 year post planting maintenance schedule including any ecological management requirements; and

d) underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes; and

e) means of enclosure (walls and fences etc); and

f) 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

g) recycling/refuse or other storage units; and

h) play equipment; and

i) other landscape features (water features, seating, trellis and pergolas etc).

Where a development is to be phased a landscaping scheme for each phase shall be submitted which, in addition to those items listed above, shall include details of the landscaping to be provided within that phase, including structural landscaping and landscaping for communal areas. No dwelling shall be occupied within a Phase until all the structural and communal landscaping for that Phase has been completed in addition to the landscaping associated with that dwelling

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]

40. The development hereby permitted shall not be begun until a scheme for the phasing of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(a) A list of the land use components (including floorspace/number of dwellings) of each phase of the development

(b) The precise location of each phase of the development

The development shall only be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority retains control over the development in the interests of the proper planning of the area.

[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

In the event of the S106 agreement not being completed by 14th January 2022, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reason: -

- 01 In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).