

Unrestricted Report

ITEM NO: 08

Application No.
21/00780/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
5 August 2021

Target Decision Date:
4 November 2021

Site Address:

Winkfield Manor Forest Road Ascot Berkshire

Proposal:

Demolition of the existing buildings and erection of 18no. residential dwellings utilising the existing access off Forest Road, including parking, landscaping, and ancillary works.

Applicant:

Rectory Homes

Agent:

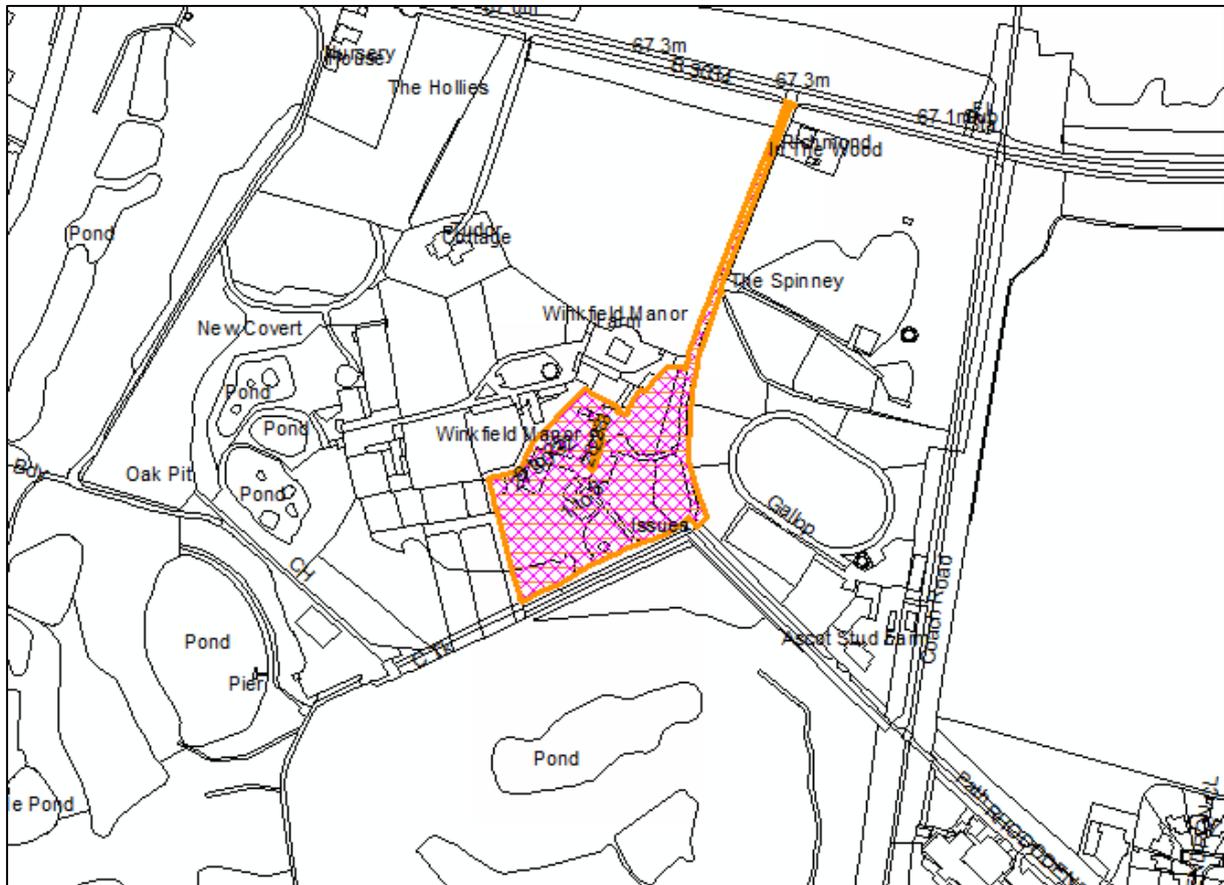
Mr H Venners

Case Officer:

Jo Male, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 The application proposes the re-development of previously developed land within the Green Belt and will not have a greater impact on the openness of the Green Belt than the existing use. Whilst the scheme would result in a net loss of residential units on the site, the existing units are sub-standard and re-provision of the same number in a manner that meets appropriate design and size standards would not be consistent with the site's Green Belt location.
- 1.2 The historic significance of the site and adjoining designated heritage assets has been taken into account and, in light of the advice of the Council's Historic Buildings advisor, it is concluded that the proposed development is of an appropriate design and will not cause harm to the significance of any designated heritage asset. Furthermore, whilst the proposed development would result in the total loss of a non-designated heritage asset, in taking a 'balanced judgment' on this issue, it is considered that the benefits of redeveloping this previously developed site to provide housing, are sufficient to outweigh the harm resulting from the loss of the existing Manor Building and associated 'stable block', given the significance of these assets.
- 1.3 The development will result in a net reduction in traffic movements compared with the extant use of the site, if this were brought back into full use and on this basis, it is not considered that a highways objection to the proposed scheme could be sustained. The proposed development is of a high-quality design and will provide an appropriate standard of amenity for future occupiers. All other issues relating to drainage, biodiversity and landscaping can be dealt with by means of appropriate conditions and approval is recommended.

RECOMMENDATION
The Assistant Director Planning be recommended to approve the application subject to a s106 Agreement and the conditions set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is reported to the Advisory Planning Committee at the request of Councilor Virgo.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
The site lies within the Green Belt
Affects the setting of Registered Historic park and garden and Listed Buildings

- 3.1 The application site extends to 1.7ha and is located to the south of Forest Road, accessed via a 215m (approx.) driveway which also serves Richmonds in the Woods which is located on the site's road frontage and Winkfield Park Farm which is located to the north of the application site.

- 3.2 It contains Winkfield Manor which comprises the remnants of a Georgian/Edwardian house which was proposed for addition to the Bracknell Forest Local List and which is considered a non-designated heritage asset within the terms of the NPPF. However, the Manor has been the subject of an arson attack which has left the historic part of the building burnt out.
- 3.3 To the north-east of the Manor is a terrace of 'farm cottages' dating from c.1905, and to their rear is a modern L-shaped Building which was added (in the 1970s). The site is currently unoccupied but was last used to provide 33 units of sheltered accommodation.
- 3.4 The building is considered to affect the setting of the Grade II* Registered Historic Park and Garden at Ascot Place and in particular the Coach Road, where it is within 200m and has limited inter-visibility with them. The house is also within 94m of the Grade II Listed Tudor Cottage and 300m of the Grade II Listed Ascot Place Gate Piers. The application has been advertised as affecting the setting of these listed buildings.
- 3.5 The site lies within the Green Belt.

4. RELEVANT SITE HISTORY

20412 Change of use to provide residential accommodation for the elderly. Approved.

600213 Change of use to Warden controlled single persons Hostel. Approved.

602030 Conversion of existing house and 'cottage block' to flats, erection of a new wing of flats to replace demolished wing and demolished bungalow. Approved following reference to the Secretary of State.

LBC/022/76 Demolition of south-west wing of building. Approved following reference to the Secretary of State.

5. THE PROPOSAL

- 5.1 Full planning permission is sought for the demolition of the existing buildings and erection of 18no. residential dwellings including parking, landscaping and associated works. The development will be accessed via the existing private access driveway from the B3034 Forest Road which currently serves the site together with Winkfield Manor Farm and 'Richmond in the Wood'.
- 5.2 The development comprises 4 elements: a Manor House, small barn, stable block and gatehouse. The dwelling mix comprises:
- 15no. 3-bedroom units
 - 2no. 2-bedroom units
 - 1no. 4-bedroom unit
- 5.3 The design scheme for the site references the current arrangement, as a country estate with the main house surrounded by associated outbuildings of ancillary scale. The proposed 'Manor House' comprises 4no. 3-bedroom dwellings across 2.5 floors being situated approximately on the site of the existing Winkfield Manor building. Two terraces, totaling 11no. 3-bedroom dwellings are located to its north and north-west.

Plots 1 - 11 ('the stable block') have a double pitched roof and 'through-eaves' windows which serves to keep the overall height of the roof down (maximum of 7.4m above ground level).

- 5.4 A 'small barn' is located adjacent to the site's northern boundary close to a brick wall (approximately 2.25m in height) and providing 2no. 2 bedroom units. Finally, a single detached house with garage is located to the east of these units and is provided as an entrance building, albeit that it would face into the site rather than address the entrance. This would be provided with its own enclosed garden, following comments received from the Biodiversity Officer. Plots 1 - 13 would also have small, enclosed gardens, however the majority of the amenity space would be provided within the wider parkland setting of the development.

6. REPRESENTATIONS RECEIVED

- 6.1 Winkfield Parish Council make the following observations on the application:

'WPC has concerns pertaining to the adequacy of the access track and access onto Forest Road. It is further noted that no cycle storage is shown on the plans. WPC would ask that provision be made for electric vehicle parking'.

- 6.2 Six letters of objection have been received which raise the following concerns:

- Transport Statement overestimates level of traffic generation associated with previous use and so conclusion that development will lead to reduction in traffic is false
- Accepted by all parties that access not sufficient to accommodate 2-way traffic flows and if there is any risk that the development will not result in a reduction in traffic activity, the Highways Authority should raise an objection to the scheme
- Proposed passing bays within the scheme will not mitigate impacts along access road
- Planning Authority should satisfy itself that there are passing bays within the application site boundary and available within the rights of access enjoyed by the site
- Object to use of drive of Richmonds in the Wood as passing place - no consent for this has been sought or given
- Lack of visibility along access driveway particularly when entering from east
- Swept path analysis provided only for cars and not larger vehicles such as horse boxes
- Applicant should acquire sufficient land to provide appropriate passing bays
- Traffic generation and consequent adverse impact on highway safety
- Questions whether permission was granted for topographical survey to be undertaken and if not, whether the plan should be admissible [Officer Note: This is a private legal matter and does not relate to the planning merits of the proposal].
- Request for protection of front lawn to Richmonds in the Woods during construction works
- Access drive is not of sufficient width to allow development of the scale proposed, lacking a pedestrian footway and sufficient visibility to the passing space
- Units on Plots 12 - 14 are too close to the boundary with Winkfield Manor Farm and could cause noise and disturbance to its residents and the competition horses stabled there.
- Development extends beyond existing site coverage and potentially too close to old oak (possibly 500 years old).
- Overdevelopment in Green Belt area
- Roads and local facilities unable to cope with further development

- Units will be unaffordable to local people
- Land should be redeveloped to provide recreational facility with affordable access

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer

No objection in light of evidence provided relating to traffic generation, recommends conditions.

Heritage Advisor

No objections in principle to the development subject to appropriate conditions.

Archaeology

Recommends that a scheme of archaeological works is secured by condition to assess the extent and significance of surviving archaeology and mitigate harm.

Local Lead Flood Authority (LLFA)

No objection. Recommends conditions.

Urban Design Officer

No objection.

Biodiversity

Provides detailed comments which have been addressed through the submission of a Biodiversity Net Gain metric and proposed conditions.

Tree Service

No Objection

Landscape Officer

Detailed comments provided as set out within the report and which have been addressed through the provision of revised plans and additional information.

8. DEVELOPMENT PLAN

8.1 The Development Plan for the purposes of determining this application includes the following:

- o Policy NRM6 of the South East Plan (May 2009)
- o Core Strategy Development Plan Document (February 2008) (CSDPD)
- o Bracknell Forest Borough Local Plan (Saved Policies) (January 2002) (BFBLP)
- o Site Allocations Local Plan (July 2013) (SALP)
- o Bracknell Forest Policies Map (2013)

8.2 Winkfield Neighbourhood Plan is at an early stage in preparation and currently can be afforded no weight.

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Heritage Issues
- iii. Design and Impact on Character and Appearance of Area

- iv. Trees and Landscape
- v. Impact on Nearby Premises
- vi. Highway Implications
- vii. Biodiversity
- viii. Environmental Effects
- ix. Energy and Sustainability
- x. Waste
- xi. Drainage
- xii. Affordable Housing
- xiii. Impact on Thames Basin Heaths SPA
- xiv. Community Infrastructure Levy (CIL) and Planning Obligations

i. Principle of Development

9.2 The site is located in the Green Belt as designated by the Bracknell Forest Policies Maps (2013).

9.3 Chapter 13 of the NPPF (2021) refers to protecting Green Belt land. Para 137 states:

'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.

9.4 Paras 147 and 148 state:

'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances...When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.

9.5 Paras 149 and 150 set out what may constitute appropriate development in the Green Belt. These include (inter alia): -

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

9.6 Whilst Policy GB1 of the BFBLP is broadly consistent with the aims of the NPPF to protect the Green Belt from inappropriate development, it pre-dates the NPPF and therefore does not make reference to potential for limited infilling or redevelopment of previously developed sites, and accordingly is given limited weight in this regard.

9.7 Policy CS9 of the Core Strategy Development on Land Outside Settlements states:

"The Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land; and

- i. Protect the defined gaps within or adjoining the Borough from development that would harm the physical and visual separation of settlements either within or adjoining the Borough.
- or
- ii. Maintain the Green Belt boundaries within Bracknell Forest and protect the Green Belt from inappropriate development"

9.8 The application proposes the complete redevelopment of previously developed land (PDL) and therefore the principle of the development can be consistent with Green Belt policy provided that the development 'would not have a greater impact on the openness of the Green Belt than the existing development'.

9.9 The NPPG provides guidance under the heading 'What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?' and states:

'Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects - in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability - taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation'.

9.10 The site is currently occupied by the former Manor building, cottages and the 1970s building all of which are concentrated in the northern part of the site. Hardstanding comprising a circular access road, encircles an undeveloped area to the south-east of these buildings which supports some significant trees and some drainage features.

9.11 The application proposes the replacement of all of these existing buildings with new development, which broadly reflects the siting of the original buildings save for the 'small barn' and the 'gate house' which are located to the north and east of the original stable buildings. The replacement Manor House also extends some 10m further to the south than the current position. However, the siting of the development does ensure that buildings are pulled away from the site's north-western boundary, although parking spaces remain in this area.

9.12 The applicant has been requested for information to allow a quantitative assessment of whether the proposed development would have a materially greater impact on openness than the existing. This is set out in tabular form below:

	Existing	Proposed	% Change
Floor area	1911sq.m	2509 sq.m	+ 31%
Building Footprint	1286 sq.m	1405 sq.m	+ 9%
Amount of Hardstanding	2796 sq.m	1923 sq. m	- 31%
Total Site Coverage	4064sq.m	3328sq.m	- 18%

Volume	9491 cubic metres	9316 cubic metres	- 2%
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9.13 It will be noted that there is no increase in the total volume of development on site, although the total floor area does increase. This has been achieved by the more efficient use of space within buildings, providing accommodation within the roof space whilst keeping roofs as low as possible.

9.14 From the topographical survey submitted, the heights of the existing buildings are as follows:

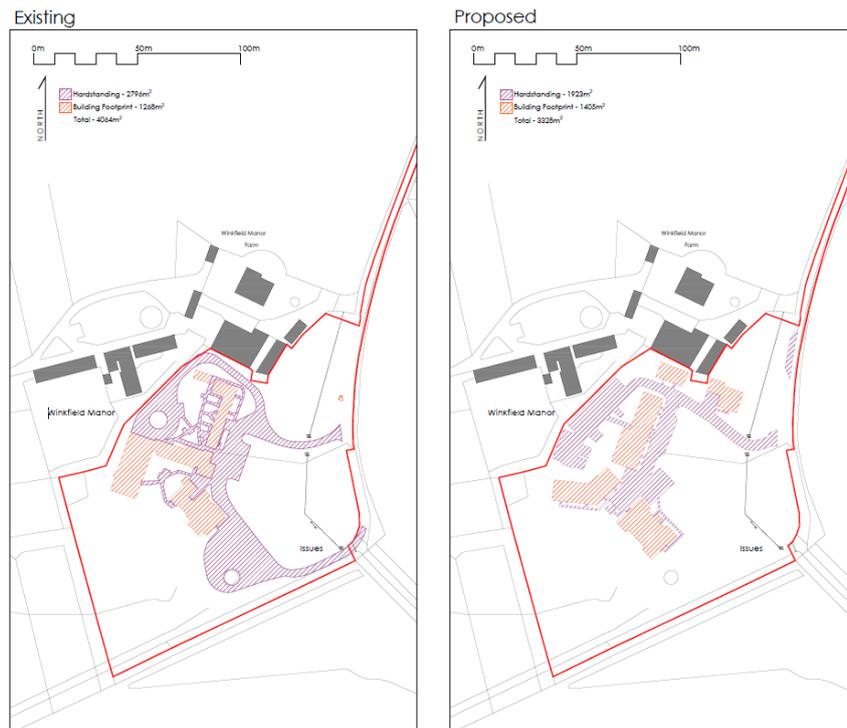
Manor House - 8.36m
 1970s extension - 8.04m
 Stable Cottages - 8.08m

By contrast, the height of the replacement buildings are:

Manor House - 9.16m
 Stable Cottage - 7.4m (max)
 Small Barn - 8.14m
 Gate House - 8.0m

9.15 Whilst it is noted that the overall height of the main building exceeds that of the original Manor House by 0.8m, it is considered that its scale is commensurate with its design as the focal building within the site, and given its setting within the site, it is not considered that it will have any material visual impact on the openness of the Green Belt.

9.16 The amount of hardstanding has been reduced, through the removal of the circular access road which allows the land to the south of the Manor House to be returned to an undeveloped form, with the proposed hardstanding located to the north of the site. This reduction in the spread of built development on the site is considered beneficial in terms of the openness of the Green Belt. A drawing showing a comparison of the existing and proposed building footprints and areas of hardstanding is included below:



9.17 Whilst it is accepted that the positioning of units 12, 13 and 14 extends the envelope of development marginally, this is within an area that is enclosed by a brick wall and as a result of this degree of containment it is not considered that the proposed development would have a greater visual impact upon the openness of the Green Belt. The proposal draws built form (not including hardstanding) away from the site's more open, north-western edge in the location of the existing 1970s block and this provides a compensatory reduction in the spread of buildings.

9.18 In terms of vehicular activity, the comments of the Highway Officer (provided in more detail below) confirm that the proposed development will result in a net reduction of vehicle movements to the site.

9.20 Given that there would be a net reduction in volume of development on the site, the proposed development would, given its contained nature, not have a materially greater visual impact upon the character of the site, and would result in a net reduction in traffic movements, it is considered that it would not have a greater impact on the openness of the Green Belt than the existing development. It therefore can be considered 'appropriate' in Green Belt terms under para. 149 g) as the complete redevelopment of previously developed land.

9.21 Also of relevance to the principle of development is Policy H11 of the BFBLP which is considered to be consistent with the NPPF and which seeks to significantly boost the supply of housing, since it seeks to retain the existing housing stock. The proposal would result in the removal of the existing sheltered accommodation on the site resulting in a loss of 15 net units (33 currently, 18 proposed).

9.22 Policy H11 states that 'development which would result in any loss of the existing dwelling stock will not be permitted except where

(iii) community benefits would result which could not be achieved by other means'.

- 9.23 The current development on site provided sheltered, elderly persons accommodation. However, the site has been vacant since 2018 and the existing buildings are considered unfit for purpose with many of them failing to meet minimum size standards. The original Manor House has been subject to an arson attack and a surveyor's report has been submitted indicating that it is not safe and capable of re-building. For both of these reasons the redevelopment of the site is necessitated.
- 9.24 Given the Green Belt designation of the site, it is not considered that an alternative scheme could be produced, which provides an equivalent number of units to those present, whilst not having an additional impact upon the openness of the Green Belt. The scheme provides high quality, family accommodation contributing to the Council's supply of housing which is considered a benefit. In light of these considerations, it is considered that the total reduction in number of units on the site is acceptable, consistent with Policy H11(iii).

ii. Heritage Issues

Impact on Non-designated/designated Heritage Assets

- 9.25 The application proposes the demolition of Winkfield Manor, a non-designated heritage asset. The main building was damaged by fire in 2019. The application is accompanied by a Structural Engineer's report which details the damage to the building and recommends that it should be completely re-built.
- 9.26 The potential to retain this building was considered as part of a pre-application advice process and it was accepted that, in light of the findings of this structural report, that the main Winkfield Manor was beyond reasonable repair such that its demolition and replacement could be accepted. However, at this time, it was suggested that consideration be given to the retention of the farm cottages.
- 9.27 An updated Heritage Assessment has been provided in support of the demolition of the Farm Cottages (Donal Insall Associated, April, 2021). This states that the core of the Farm Cottages was almost certainly originally built in 1898, as part of the 'creation' of Winkfield Manor. The Farm Worker Cottages are a terrace of 5 small cottages, with 2 storey gable fronted bookends containing smaller 1 ½ storey modest cottages of brick under tile and simple canopies and car-parking to the front. The building is in a vernacular style with plain tiled roofs, and the brickwork is identified as Flemish bond below the stringcourse, and with mainly stretcher bond above it. This is suggested to support the view that the first floor was added or rebuilt later. Since this time, the elevation has been repointed in Portland cement and re-fenestrated with uPVC windows and doors.
- 9.28 The Council's Heritage Advisor has been consulted on the current application and comments:
- 'The proposed replacement buildings would be 1 and a half storeys high principally with the main house being two storeys high. The designs all appear to be in-keeping with the historic setting of the site, making use of a range of materials applicable to the style of each building including brick for the 'Manor House', Gate Lodge and stable block with timber for the barn. The designs incorporate a range of architectural detailing which would give the development some character and interest including round headed windows, porticos, slate roofs, dormer windows, stone detailing, hipped roofs and gauged brick window arches'.
- 9.29 He concludes:

'The main Georgian building has been subject to long-term neglect and subsequent arson attack rendering the main structure uneconomic to repair. Given the location within the setting of two Grade II Listed Buildings and part of the Grade II* Registered Historic Park and Garden, any replacement buildings will need to be sympathetic and subordinate to the character of existing Listed Buildings in the area and respect the landscape character of the site and maintain the openness of the Green Belt.

Whilst the proposed replacement Manor House and the architectural style of the Barn and Stable Block are considered acceptable in principle, the historic Farm Cottages retain architectural and historic character as a non-designated heritage asset. However, they are not considered to be of such value that their demolition would result in 'substantial harm'.

Given the loss of the original Georgian building and Stable block paragraph 197 (now para. 203) of the NPPF would apply:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets a balanced judgement will be required having regard of the scale of any harm or loss and the significance of the heritage asset'.

Therefore, there are no objections in principle to the development subject to appropriate conditions'.

- 9.30 In light of the advice of the Council's Heritage Advisor it is concluded that the proposed development is of an appropriate design and will not cause harm to the significance of any designated heritage asset. Whilst the proposed development would result in the total loss of a non-designated heritage asset, in taking a 'balanced judgment' on this issue, it is considered that the benefits of redeveloping this previously developed site to provide housing, are sufficient to outweigh the harm resulting from the loss of the existing Manor Building and associated 'stable block', given the significance of these assets.

Archaeology

- 9.31 The Council's Archaeological Advisors (Berkshire Archaeology) have been consulted and have confirmed their view that the application has archaeological implications on account of the potential for currently unrecorded archaeological assets to be impacted by the development. This conclusion is consistent with those of the Archaeological Desk Based Assessment submitted with the application.
- 9.32 It is therefore recommended that a scheme of archaeological works is secured by condition to assess the extent and significance of surviving archaeology and mitigate harm.

iii. Design and Impact on Character and Appearance of Surrounding Area

- 9.33 Core Strategy Policy CS1 deals with sustainable development and expects new development to make efficient use of land, buildings and infrastructure. Policy CS7 deals with the design of new development and expects proposals:
- o to build on existing urban character, respecting patterns of development; to provide safe communities;
 - o to enhance the landscape and promote biodiversity;
 - o to aid movement through accessibility, connectivity, permeability and legibility; and,

o to provide a high quality public realm and innovative architecture.

- 9.34 BFBLP Policy EN20 requires development to be in sympathy with the character and appearance of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views.
- 9.35 These policies are consistent with Chapter 12 of the NPPF and are therefore considered to have significant weight. The NPPF attaches great importance to the creation of high quality buildings and places (para.124). Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 9.36 The Council's Urban Design Officer was consulted at both pre-application stage and during the course of the current application. She has indicated that she is generally happy with the design of the proposal which has been amended in respect of Plot 14 to address her initial concerns. In general, it is considered that the application proposes a high quality development which complies with policies CS1, CS7 and EN20 of the development plan, and Chapter 12 of the NPPF.

iv. Trees and Landscape

- 9.37 Policy ENV1 of the BFBLP indicates that planning permission will not be granted for development which would result in the destruction of trees and hedgerows important to the character and appearance of the townscape.

- 9.38 The Tree Service provided initial comments indicating:

'The application was supported with a BS5837 survey that is not contested. The only adverse impact might be the removal of the group that is formed of trees T8 - T13 & T15 at the northern end of the site and that currently present a modicum of screening of the development from Forest Road, but given that the application site is set so far back from Forest Rd, the impact will not be unduly detrimental to the landscape and visual amenity for a public vantage point. The majority of trees are to be retained on the site'.

- 9.39 Since these comments were made, the scheme has been amended to retain these trees due to the re-siting of Plot 14.

- 9.40 In commenting on the submitted scheme, the Landscape Officer commented:

'It is stated that the amount of built volume is reduced compared to the existing buildings, but the built form is extended to a wider area, especially where the 'Gate House' and 'Small Barn' are proposed. The proposal for 18 dwellings also results in large areas of car parking that do not fit the character of the site.

Veteran characteristics were identified in the submitted tree survey for tree T23, that is located outside the site to north west. It is an important tree, and a concern is that the proposed dwelling (Rural Barn') is located adjacent to the 15m RPA with all of the garden area located within the RPA. Any groundworks for patios etc. would be likely to cause damage to this important tree. Further advice should be sought from the Tree Service.

The proposed 'Gate House' would result in loss of a group of trees. The loss of trees would make the new house appear more prominent and replacement tree planting should be included along the entrance to enhance screening to the site.

It is stated that the scheme provides lines of sight through the gaps between the buildings. It is also shown on the Illustrative Landscape Framework as 'Long and medium range views to wider landscape and mature landscape features', but the views through have been compromised with the placement of the proposed bin store directly in the gap between the 'Manor House' and 'Stable Block South'. The Proposed Contextual Elevation A-A appears misleading as the gap between the buildings is shown wider than in reality as the 'Stable Block North' building is drawn as a section, rather than the full elevation that would show the accurate gap size.

The landscape strategy is well considered and retains and enhances the woodland features and the parkland character of the site. The landscape strategy is supported in principle, but the above comments should be considered.

If the application is recommended for approval a landscape condition must be included'.

- 9.41 The applicants submitted an additional report (Sylva Consultancy Memo dated 18.10.2021) in relation to the potential veteran characteristics of T23. This concludes:

'In accordance with the BS5837:2012, tree T23 has been identified as a category A1. Whilst comments were made in relation to the tree having veteran characteristics, these characteristics, were not deemed to be key habitat features of a Veteran tree. As such it was concluded inappropriate to list the tree as a category A3 tree. Table 1 of BS5837:2012 identifies Veteran trees should be categorised as A3 trees within the tree survey schedule. Category A3 trees are identified as having mainly cultural values, including conservation.

The Woodland Trust's Ancient Tree Guide No. 4 leaflet documents key habitat features of a Veteran tree are:

- o Evidence of decay processes, such as hollowing in the trunk, fruit bodies of fungi known to cause wood decay and cavities or rot holes (e.g., where limbs have broken off or bark is damaged).
- o Significant amounts of dead wood: many dead limbs or branches (larger than 20cm in diameter) in the crown or fallen.

The arboricultural report comments that T23 has veteran characteristics.

Notwithstanding this, it was concluded that the features visually observed from within the site were not key habitat features as identified above. Consequently, the tree was graded as a category A1 tree in respect of this'.

- 9.42 The issue of T23 (which lies outside the site) as a veteran tree has been discussed with the Tree Service which concurs with the findings of the above report and who advise that it does not appear to meet all of the criteria for identification as a veteran tree. However, in any case, it confirms that it would only be possible to require a 15m RPA zone from the centre of the tree to be kept free of development. This is indicated on the site layout plan, and therefore the positioning of Unit 12 in relation to this tree is considered acceptable.

- 9.43 However, it should be noted that any development within the curtilage of this plot would have the potential to impact upon this tree and accordingly, all permitted development rights for hardstanding, extensions and outbuildings will be removed (also justified due to the site's Green Belt status). Furthermore, full details of the means of enclosure, to

this and other plots will be required in order to ensure that this tree is not impacted on by its installation.

9.44 The Landscape Officer's other concern, re the loss of trees resulting from the location of the Gatehouse has been addressed through the re-location of this unit. Whilst the location of the bin store remains located between the Manor House and the Stable Block, this will be low level and screened and it is not considered that it would materially compromise the views through the site.

9.45 Accordingly, the scheme is considered acceptable from an arboricultural and landscape point of view, subject to the afore-mentioned conditions.

v. Impact on Nearby Premises

9.46 Given the characteristics of the site, degree of separation from adjacent development and the nature/location of surrounding uses it is not considered that the proposed development would have an adverse impact on adjacent premises or occupiers.

9.47 The site is relatively isolated, with the only immediately adjacent property, Winkfield Manor Farm being located to the north and north-west of the site. The dwelling at Winkfield Manor Farm is located some 30 metres from the site's northern boundary, however equestrian buildings are located immediately adjacent to the northern and western boundaries of the site, screened from it in part by a substantial brick wall.

9.48 The owner/occupier of the adjacent property has raised concern that the proposed development lies immediately adjacent to a stable yard where international competition horses are kept, therefore potentially causing upset and complete disruption to the animals and the residents of Winkfield Manor Farm. However, it is noted that the lawful use of the site would result in a degree of activity and disturbance and that although it is reasonable to impose conditions to limit the environmental impacts of the construction phase, it would not be reasonable to refuse permission on this ground given the lawful use of the site and the reduction in number of units proposed.

vi. Highway Implications

Access and Passing

9.49 It has come to light that the passing opportunities along the access road put forward by the applicant's highways consultant cannot be achieved within the ownership boundary of the applicant. Accordingly, the lack of passing places is likely to result in vehicles reversing over significant distances along the access road if they were to meet a vehicle in the opposite direction. In the Highway authority's view, this does not provide safe and suitable access to the site and is likely to result in an unacceptable impact on highways safety, including conflicts with non-motorised road users who have no alternative route but the narrow access road to access the site from Forest Road and larger delivery, servicing and emergency service vehicles. Accordingly, under normal circumstances this would result in an objection on highway safety grounds.

9.50 Nevertheless, in this instance, the Highway Authority remains satisfied with the trip rate analysis provided in the applicant's Transport Statement and notes that this shows that there is likely to be a reduction in vehicular trips compared with the extant use of the site, if this were brought back into full use. Accordingly, the highways objection is negated by the accepted trip rate analysis.

9.51 The applicant has proposed a 2 to 3 vehicle long passing bay at the southern end of the access road, within land that the applicant controls. Sections of access road below 3.7m in width are limited to areas where a fire tender would be unlikely to need to operate as they are not adjacent to built development. Nevertheless, Manual for Streets paragraph 6.7.3 (referring to the Building Regulation requirements around 'Access and Facilities for the Fire Service') states that "if an authority or developer wishes to reduce the running carriageway width to below 3.7 m, they should consult the local Fire Safety Officer". Details of such consultation has not been seen by the Highway Authority and should be secured by condition.

Refuse Collection

9.52 The site is unlikely to be served by Bracknell Forest Council's refuse vehicle if the access road is not built to adoptable standard, which the applicant has stated they do not have control of in order to implement works. Accordingly, refuse collection is likely to be via a private operator. It is noted that this would not result in any reduction in council tax for residents, despite them not receiving BFC refuse collection.

Parking

9.53 The proposed car parking space numbers comply with the Council's Parking Standards SPD (March 2016). The garage for plot 14 must be conditioned to have a roller-door as there is insufficient length for the spaces in front of the garage for plot 14 from the door in order that it can open if an up-and-over door is provided. A nib is required at the end of the parking aisle for plots 16, 17 and 18's parking, so that the end spaces can be accessed effectively [a revised plan indicating this has been submitted].

9.54 The visitor's space adjacent to plot 15's parking clashes with the pedestrian access to plots 1-4. A minor amendment to the pedestrian access would resolve this issue [a revised plan indicating this has been submitted]. Details of cycle parking should be requested by condition.

vii. Biodiversity

9.55 CSDPD Policy CS1 states that development will be permitted which protects and enhances the quality of natural resources including biodiversity. CSDPD Policy CS7 states that development proposals will be permitted which promote biodiversity.

9.57 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.

9.58 In accordance with the Core Strategy policies CS1 and CS7, development will be encouraged which demonstrates that it protects and enhances biodiversity. The Royal Town Planning Institute in "Planning for Biodiversity" achieves this through the following approach:

- 1) Information - survey information
- 2) Avoidance - avoiding impacts
- 3) Mitigation - reducing impacts
- 4) Compensation - offsetting impacts
- 5) New Benefits - achieving net gain for biodiversity with a 10% gain being sought.

9.59 Following the initial comments of the Biodiversity officer, the applicant has submitted additional information, in response to which, the Biodiversity Officer has commented:

The updated Ecological Impact Assessment, site layout and correspondence has been reviewed against the previous biodiversity issues:

1. Biodiversity net gain
2. Potential impacts on stream
3. Veteran tree buffer zone
4. Stag beetle habitat

Some further information is required that may be covered by conditions. However, there are two outstanding issues, namely:

- o SuDS management - the responsibility for all ponds on the site should be within the control of a private management company and not residents to avoid impacts on protected species and achieve biodiversity net gain.
- o Veteran tree - the proposed road and garden of plot 12 are still located within the buffer zone for T23, an irreplaceable veteran tree which is against Standing Advice from Natural England.

1. Biodiversity net gain

A biodiversity metric (excel file named 'Appendix 4' and pdf file named 'Appendix 4 (002)' which includes coloured coded habitat site plans) has been submitted which predicts a net gain of 13.20% in area habitats (baseline 5.87 units, predicted 6.64 units). River units increase by 58.10% and hedgerow by 100%. Habitat enhancements are proposed for the ditch/stream, grassland, urban trees and woodland.

The proposal plans also include a number of ecological enhancements including strengthening of the woodland areas through tree planting, enhancement of some rough grassland to form wildflower buffer areas, creation and planting of attenuation basins and widening and planting of the existing stream. Full details of this need to be shown in the detailed landscaping design and delivered by a Landscape and Ecological Management Plan (LEMP) secured by condition.

The Biodiversity metric (both excel and pdf files) should be added to the list of approved documents by planning condition.

The council will require s106 contribution for monitoring of the biodiversity net gains to achieve their predicted habitat type and condition (habitat areas 0.92 excluding gardens and development area).

2. Potential impacts on stream

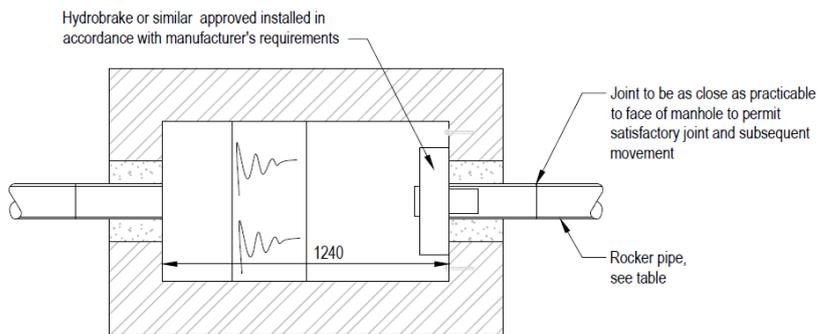
The flood risk assessment drawing Proposed Drainage Layout shows that the bed of the ditch would be lowered by approx. 0.3m at the location of the new outfall near plot 14. Re-grading is proposed to achieve a flatter gradient and lower bed level at the outfall for the length of the ditch north until it meets the next outfall. This could have negative or positive impacts depending on how the channel is managed. Works must avoid the creation of steep banks and an incised channel that may prevent the growth of marginal planting. Exact re-grading along the banks is not shown, only the relative levels of the existing and proposed channel.

The arboriculturalist's memo has concluded there are unlikely to be impacts from the ditch works on tree root zones mainly due to the lowering being made by removing silt from the ditch channel where tree roots are unlikely to be.

The biodiversity metric shows that the full length of stream (120m) is proposed for enhancement so this will need to be included within detailed landscaping plans and the LEMP.

The Flood Risk Assessment shows there are two HydroBrake flow control chambers from the ponds to the ditch. These features could trap and kill amphibians using the ponds including great crested newts. Therefore, the drainage details should be modified to provide an escape ramp.

An extract from the Drainage Construction Details drawing 8210105-1401 P1 is annotated in red to show a slope required to allow animals to climb back out of the chamber. This must have a rough surface created either by ridges or using a coarse aggregate in the cement.



HYDROBRAKE MANHOLE DETAILS
Scale: 1:20

Either the existing drawings should be revised or a condition for detailed drainage should be secured. [Planning Officer Note: The recommendation includes a condition requiring the submission and approval of a detailed drainage scheme].

The FRA also mentions in section 7.20 that any SUDS or drainage serving a single property will be the responsibility of future owners. It appears this would apply to the smallest pond adjacent to plot 14. This causes some concern given the potential for great crested newts to be present and the predicted 'good' condition that the ponds are allocated as rain gardens in the biodiversity metric. This would mean that the pond was subject to individual tastes of residents which could vary widely in their biodiversity value.

All of the pond areas should be managed by a landscape company on behalf of the residents to ensure consistency and competency that will allow protection of biodiversity.

In addition, Table 3 of the FRA includes management regime but the instructions for the basins (ponds) could easily be mis-interpreted such as "Manage other vegetation and remove nuisance plants" are recommended for management "Monthly at start, then as required."

This information and the recommendations of the Ecological Impact Assessment should be incorporated into a Landscape and Ecological Management Plan for the management company.

3. Veteran tree buffer zone

The positions of the road and garden of plot 12 do not appear to have changed with respect to the buffer zone of T23, a veteran tree.

Veteran trees are considered irreplaceable habitat alongside ancient woodland in paragraph 180 of the NPPF. Standing advice from Natural England indicates that a minimum buffer of 15 times the tree diameter should be used to protect veteran trees or 5 metres from the canopy edge, whichever is greater. The buffer zone should comprise semi-natural habitats and should avoid gardens or SuDS.

Veteran trees require additional space to allow their natural process of degeneration (such as shedding limbs and accumulation of deadwood) which is highly valuable for biodiversity. Placing a road and garden within the buffer zone is against Standing Advice from Natural England and will lead to long term conflict that will prevent the retention of the tree in a natural form.

Therefore, the design of the development should be revised to allow for a buffer zone comprising entirely of semi-natural habitat to protect the veteran tree. However, if the case officer is minded to approve the current design, permitted development rights should be removed for this plot to avoid any further urban creep such as paving, extensions and outbuildings.

4. Stag beetle habitat

The Ecological Impact Assessment includes a recommendation for relocating the dead tree stump within the southeast corner of the site. This should be shown as a location on the landscape plans and detailed within the LEMP.

General comments relating to biodiversity

The Ecological Impact Assessment includes a range of protective measures during construction that should be incorporated within a Construction Environment Management Plan by condition.

9.60 These comments identify 2no. outstanding issues, one relating to SuDS management and one relating to the adjacent 'veteran tree'. The latter issue has been the subject of discussion with the Tree Service as reported above, and it is considered that since the Tree Officer does not consider that the tree meets all of the criteria of being a veteran tree', and given the development's degree of separation from this tree, the scheme is acceptable in this regard, subject to the removal of permitted development rights as also recommended by the Biodiversity Officer.

9.61 In respect of the SUDS, the Drainage Engineer has recommended that detailed drainage plans and management plans for the drainage system be secured by condition. It is considered that the issues raised by the Biodiversity Officer in terms of requiring a means of escape for wildlife and appropriate management of the drainage ponds and other features, can be addressed pursuant to these conditions and an informative drawing the applicant's attention to these requirements is recommended.

9.62 In addition to the above issues, the Binfield Badger Group made representations in relation to the application. For reasons of wildlife security these are not detailed within this report, however they have been addressed to the satisfaction of the Biodiversity Officer.

viii. Environmental Effects

9.63 The Environmental Health Officer has been consulted in respect of the application and comments:

'Whilst the Council holds no specific information to indicate that the application site or the area surrounding the site may be contaminated, on a precautionary basis the

possibility of contamination should be considered when a potentially sensitive development, such as residential, is proposed. This is in accordance with the National Planning Policy Framework (NPPF 2021)) and the principles of sustainable development.

Should contamination be encountered during development a full assessment of the contamination at the site would be required followed by remediation (and validation) if found to be necessary. In accordance with the NPPF 2021, after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990'.

- 9.64 Conditions are recommended to address the above issue, together with those requiring submission and approval of a Construction Method Statement, and one restricting working hours in order to control the environmental impact of the development during the construction phase.

ix. Energy and Sustainability

- 9.65 Policy CS10 requires the submission of a Sustainability Statement demonstrating how current best practice in the sustainable use of natural resources has been incorporated. Such a Statement can be secured by condition.
- 9.66 Policy CS12 requires submission of an Energy Demand Assessment which should demonstrate how 20% of the development's energy requirements will be met from on-site renewable energy generation and how potential carbon dioxide emissions will be reduced by at least 10%.
- 9.67 The application is accompanied by an Energy Statement undertaken by Blew Burton Ltd. which indicates that the requirements of Policy CS12 will be met by a combination of air source heat pumps and photo voltaic panels. The Council's Renewable Energy Officer has commented; 'I have a little concern about plot 14 and the amount of PV planned, concerning sufficient roof area. But there is sufficient overall.' A condition is recommended.

x. Waste

- 9.68 The Waste and Recycling Officer commented:

'I have taken a look at the site plans and it is not clear what properties the two bin collection points in front of plots 6 & 11 are for.

All houses need to have access to store their bins in the rear gardens and present bins to the nearest adopted highway. There are no marked rear gate access for any of the properties on the site plans. The bin store for 15-18 is large enough to house the individual bins required for these properties'.

- 9.69 In response to these concerns identified, the applicant contacted the Officer directly and confirmed that it was intended that details of the gates to the gardens be provided as part of the landscaping scheme. The Officer responded that this could indeed be confirmed at a later stage as part of the landscaping proposals. However, she also noted that there is not enough room within the collection points to accommodate the number of bins required. Accordingly, it is recommended that a condition be imposed seeking further information on this issue.

xi. Drainage

9.70 The Council's Drainage Consultant has been consulted and states 'We have reviewed the submitted information and have some concerns with the limited information provided with respect to the regrading of the ditch however consider that this could be addressed in a suitably worded planning condition'.

9.71 The conditions recommended also require the submission of a detailed drainage scheme and information about the future management of SuDS on the site, and it is considered that the required details can address the comments of the Biodiversity officer in respect of escape routes for amphibians and in relation to the future management of the ponds for biodiversity value. An informative to this effect is recommended.

xii. Affordable Housing

9.72 CSDPD Policy CS17 seeks to secure affordable housing on suitable sites and the Planning Obligations SPD seeks affordable housing provision on developments providing a net increase of 15 units or more, of 25% subject to viability. As the proposal would not represent a net increase in dwellings there would be no requirement to provide on-site affordable housing provision (15 dwelling loss).

xiii. Impact on Thames Basin Heaths SPA

9.73 The proposed development results in a net reduction in the number of residential units on site and accordingly, will not result in harm to the integrity of the SPA. As a result, no relating mitigation measures are required.

xiv. Community Infrastructure Levy (CIL) and Planning Obligations

CIL

9.74 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.

9.75 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.

S106

9.76 The Council's Implementation Officer has identified the need for a s106 to cover:

- o Contribution towards monitoring of biodiversity net gain (0.92ha for 30 years).
- o Final SuDS Specification and Management and Maintenance plan to secure management of the SuDS for the lifetime of the development and monitoring sum of £8000 to enable the Council to monitor/inspect SuDS for their lifetime.

10. THE PLANNING BALANCE

10.1 The application proposes the redevelopment of this existing, previously developed site within the Green Belt to provide 18no. residential dwellings. It is considered that the proposed development would not have a greater impact upon the openness of the Green Belt than the existing development such that the application is consistent with

Green Belt policy. Given the sub-standard size and condition of the existing development, and the limitations to redevelopment provided by Green Belt policy, it is considered that community benefits in terms of providing high quality housing derive from the proposed scheme such that it can also be considered consistent with Policy H11 of the development plan.

- 10.2 The proposed development provides a high-quality design solution to the site which reflects the historic form of the existing development and there is considered to be no objection to the scheme on heritage grounds. Whilst the absence of passing places along the access road raises some concern, it is accepted that the scheme will result in a net reduction in the number of vehicle movements to the site when compared with the lawful use should this be brought back into full use and, on this basis, the access arrangements are considered acceptable.
- 10.3 All other issues raised can satisfactorily be addressed by conditions. No other material considerations have been identified that would weigh against permission being granted in this instance and accordingly, the application is recommended for conditional approval, subject to the completion of a section 106 obligation.

11. RECOMMENDATION

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

- Contribution towards monitoring biodiversity net gain
- Final SuDS Specification and Management and Maintenance plan to secure management of the SuDS for the lifetime of the development and monitoring sum of £8000 to enable the Council to monitor/inspect SuDS for their lifetime.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:
Location Plan 3698.101 Rev A
Site Plan 3698.101 Rev M
Proposed Plans and Elevations Plots 1- 5 3698.102 Rev C
Proposed Plans and Elevations Plots 6-11 3698.103 Rev B
Proposed Plans and Elevations Plots 12 - 13 3698.104 Rev A
Proposed Plans and Elevations Plot 14 3698. 105 Rev D
Proposed Plans Plots 15 - 18 3698. 106 Rev B
Proposed Elevations Plots 15 - 18 Rev A
Appendix 4 Biodiversity Metric 3.0

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

03. No structure hereby permitted shall be built above existing ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted samples shall include the following:
a) Sample panel of all facing materials, including a sample panel(s) of brickwork which demonstrates the brick type, colour, texture, face bond, mortar mix and pointing, to be erected on site and maintained there during the course of construction;
b) Samples and/or manufacturer's details of the roof materials for the works are to be provided on site and retained on site during the course of construction; and
c) Sample of the stone detailing material for the works are to be provided on site and retained on site during the course of construction.
The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area and to ensure that the development provides an appropriate alternative to the non-designated heritage asset that was originally present on site.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. No part of the development hereby permitted shall be begun until details showing the finished floor levels of the dwellings in relation to a fixed datum point in the surrounding area have been 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]
05. 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 enlargement or addition permitted by Classes A, B, D and E of Part 1 of the Second Schedule of the 2015 Order shall be carried out to the dwellings hereby permitted.
REASON: The site is located within the Metropolitan Green Belt where strict controls over the form, scale and nature of development are required to maintain the openness of the Green Belt and in order to ensure the long-term protection of adjacent trees.
[Relevant Policies: BFBLP GB1 and EN1, Core Strategy DPD CS7 and CS9]
06. Notwithstanding the provisions of Part 1 Class F of the Second Schedule to 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 hard surface shall be provided for any purpose within the curtilage of the dwelling houses.
REASON: In the interests of the health of nearby trees
[Relevant Policies: BFBLP EN1, Core Strategy DPD CS7]
07. No part of the development shall be occupied until details of a scheme of walls, fences, gates 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 for each building approved in this permission before its occupation.

REASON: In the interests of the privacy of future occupants and to ensure safeguarding of existing retained trees, hedges and shrubs.

08. Notwithstanding the provisions of Part 2 Class A of the Second Schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls, or other means of enclosure, shall be erected on the site, other than those approved pursuant to Condition 07 of this permission.

REASON: To retain the open character of the development commensurate with its Green Belt character and in the interests of the long-term health of adjoining trees. [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

09. No development (including demolition and site clearance) shall take place until details of a scheme (Construction Method Statement) to control the environmental effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (i) the control of noise
- (ii) the control of dust, smell and other effluvia
- (iii) the control of rats and other vermin
- (iv) the control of surface water run-off
- (v) the proposed method of piling for foundations (if any)
- (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.

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

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

10. No development (including demolition and site clearance) shall take place, until a Construction 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) Location of the access for demolition and construction vehicles;
- (ii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (iii) Details of the parking of vehicles of site operatives and visitors;
- (iv) 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 shall be retained throughout the course of construction of the development, free from any impediment to its designated use.
- (v) Areas for loading and unloading of plant and materials;
- (vi) Areas for the storage of plant and materials used in constructing the development;
- (vii) Location of any temporary portacabins and welfare buildings for site operatives;
- (viii) Details of any external lighting of the site;
- (ix) Measures to control surface water run-off during construction;
- (x) Measures to prevent ground and water pollution from contaminants on-site;
- (xi) Details of wheel-washing facilities;
- (xii) Measures to minimise, re-use and re-cycle materials and waste arising from demolition;
- (xiii) Measures to minimise the pollution potential of unavoidable waste;
- (xiv) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xv) details of measures to mitigate the impact of demolition and construction activities on ecology, in particular the protection of any badger sett in or adjacent to the site; and

(xvi) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority. The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition and construction phases

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

11. The development hereby permitted (including demolition and site clearance) shall not be begun until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs shown to be retained on the approved drawings, 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. Details shall include an approved development layout plan at a minimum scale of 1:200 and show 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) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.
- d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures within the root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent ground compaction and contamination.
- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- h) All fenced-off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

Tree protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works.

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

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

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

12. No demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

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

[Relevant Policies: SEP NRM10, BFBLP EN25]

13. No structure hereby permitted shall be built above existing ground level until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
14. The development hereby permitted shall be implemented in accordance with the submitted Energy Statement and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Statement.
The renewable energy shall be installed and made operational in accordance with the Energy Statement prior to occupation of the dwellings hereby permitted.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]
15. If contamination is found at any time during site clearance, groundwork or construction, the discovery shall be reported as soon as possible to the Local Planning Authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the Local Planning Authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the Local Planning Authority.
REASON: To protect future occupiers and users of the site from the harmful effects of contamination
16. Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 15) and a final validation report shall be submitted to the Local Planning Authority before the site (or relevant phase of the development site) is occupied.
REASON: To protect future occupiers and users of the site from the harmful effects of contamination
17. No development other than demolition shall take place until details of the regrading of the ditch are provided. The approved works shall be implemented as part of the drainage scheme for the site prior to the occupation of any dwelling hereby approved.
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.
18. No development other than demolition shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:
Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
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 the groundwater table.
Confirmation of the gully spacing calculations to demonstrate that they are capable of conveying the rainfall volumes as set out in the Approved Drainage 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.

19. No development other than demolition shall take place until a drainage strategy detailing any on- and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed and no dwelling hereby permitted shall be occupied until the approved drainage works have been implemented. 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.
20. No development other than demolition shall take place 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. The surface water drainage of the site shall be implemented, maintained and managed in accordance with the approved details.
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.
21. No building hereby permitted shall be occupied until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.
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.
22. Prior to practical completion of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms and cover systems.
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 dwelling hereby permitted shall be occupied until evidence of legal covenants associated with the deeds of properties relating to any aspects of a drainage system(s) that passes through private ownership but serves multiple properties is submitted to the Local Planning Authority.
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. 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). It 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]

25. No dwelling hereby permitted shall be occupied until hard and soft landscaping works have been completed in full accordance with a landscaping scheme that has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:-
- a) comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations; and
 - b) details of semi mature tree planting; and
 - c) comprehensive 5 year post planting maintenance schedule; 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) other landscape features (water features, seating, trellis and pergolas etc).

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

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

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

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

26. No part of the development shall be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste storage facilities in the interests of amenity.

[Relevant Policy: Core Strategy DPD CS13]

27. No dwelling shall be occupied until visibility splays of 2.4m x 120m onto Forest Road shown on the approved drawing 8210105/6101 within Appendix I of the Transport Statement have been provided. These 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]
28. No dwelling shall be occupied until that part of the access road which provides access to it and its parking along with the passing bay adjacent to the access road north-east of plot 14 has been constructed in accordance with the approved plans. Thereafter the passing bay adjacent to the access road north-east of plot 14 shown on approved plans shall be kept available for passing of vehicles at all times and no parking or waiting shall be permitted in this passing bay at any time.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
29. No dwelling shall be occupied until the 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 inconsiderate or obstructive parking within the development which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
30. No development shall take place until details of consultation and agreement with the fire service including inter alia about fire appliance access and in relation to sections of the access road which are narrower than 3.7m in width has been submitted to and approved in writing by the Local Planning Authority. The approved access arrangements for fire appliances shall thereafter be retained.
REASON: To allow safe and suitable access by service and emergency vehicles.
[Relevant Policies: NPPF paragraphs 110 b) and 112 d)]
31. The garage accommodation for plot 14 shall:
(a) have garage doors which are of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.
(b) be retained for the use of the parking of at least one vehicle and for cycle parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of inconsiderate or obstructive parking within the development which would be a danger to other road users and to ensure that the garage is still accessible while a car is parked to the front of the property avoiding inappropriately parked cars comprising the access road.
[Relevant Policy: BFBLP M9]
32. No development above slab level 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 with at least one secure covered cycle space per bedroom for each property. No dwelling shall be occupied until the approved cycle parking for that dwelling has been implemented. The approved facilities shall be retained.
REASON: In the interests of accessibility of the development to cyclists.

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

33. Any gates provided shall open away from the adopted highway and be set back a distance of at least 6.0 metres from the edge of the carriageway of the adjoining highway of Forest Road.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
34. No dwelling shall be occupied until off-site highway works comprising an uncontrolled crossing point with tactile paving and footway return for pedestrians to access bus stops on Forest Road has been constructed in accordance with drawing 8210105/6102 within Appendix K of the Transport Statement and in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of accessibility and to facilitate access by pedestrians to public transport.
[Relevant Policies: BFBLP M6 and M8, Core Strategy DPD CS23 and CS24]
35. No development shall take place until a programme of archaeological work (which may comprise more than one phase of works) has been implemented in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local 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 unknown 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.
36. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the practical completion 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]

37. No development shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. An ecological site inspection report confirming the implementation of the approved enhancements shall be submitted within three months of the first occupation of the first dwelling hereby approved.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
38. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans with vertical calculation planes and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.
REASON: In the interests of nature conservation
39. If more than 2 years elapse between the previous badger survey and the commencement of the development, an updated survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.
REASON: In the interests of minimizing the impact of development on biodiversity.
40. No development other than demolition shall take place until details of the locations and infrastructure which will be provided to enable at least 20% (1 in 5) of all residential and visitor parking spaces to be readily adaptable to provide electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the electric vehicle enabling infrastructure has been provided in accordance with the approved details. The electric vehicle enabling infrastructure shall thereafter be retained.
REASON: To ensure that the development is provided with adequate access to electric vehicle charging infrastructure in the interests of sustainability.

Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. The applicant is advised that the following conditions require discharging prior to commencement of development: 4, 9, 10, 11, 30, 35 and 37
The following conditions require discharge prior to commencement of demolition other than demolition: 17, 18, 19, 20 and 40
The following conditions require discharge prior to the occupation of the dwellings hereby approved: 7, 21, 23, 25, 26, 27, 28, 29 and 34
The following condition requires discharge prior to any above ground works being commenced: 3, 13 and 32
The following conditions require discharge prior to the practical completion of the development: 22 and 36
No details are required to be submitted in relation to the following conditions however they are required to be complied with: 1, 2, 5, 6, 8, 12, 14, 15, 16, 24, 31, 33, 38 and 39.
03. The details of the means of enclosure to Plot 12, submitted pursuant to condition 07 of this permission, shall include details of its construction within the root protection area (RPA) of the off-site tree (T23) and will be required to demonstrate that the proposed works will not have any adverse impact upon the health of this significant tree.
04. The Landscaping Scheme and LEMP required by conditions 18 and 20 should include the relocation of the dead tree stump as recommended within the Ecological Impact Assessment in order to provide an appropriate stag beetle habitat. The submitted Biodiversity Metric also shows that the full length of the stream (120m) is proposed for enhancement and details of these enhancement measures will also need to be included within the detailed landscaping plans and the LEMP.
05. The Council's waste and recycling team should be contacted to ascertain whether the Council's refuse vehicles and operatives will serve the development, given that access to it is via a route which does not comply with the Council's design standards. If the Council's refuse vehicle and operatives will not serve the site, then the residents of the development would need to be provided with private refuse collection. No discount or refund is provided to residents who are not served by the Council's refuse collection in these instances.
06. The applicant's attention is drawn to the need for the detailed drainage scheme submitted pursuant to condition 18 to include appropriate escape routes for amphibians from the Hydrobrake flow control chamber and for the details of the future management of the ponds and other drainage features submitted pursuant to condition 20 to take into account the impact on biodiversity of any proposed management.

07. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=04%7C01%7Cdevelopment.control%40bracknell-forest.gov.uk%7Cbb1a1102218c4f9806a208d96d66859d%7Cf54c93b70883478fbf3d56e09b7ca0b7%7C0%7C0%7C637661109357470005%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=tmReWnTwAtosMnE2%2BU8%2FZqpP%2Bf79MmD%2FXjG6hfGqo1Q%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

08. Thames Water would advise that where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FApply-and-pay-for-services%2FWastewater-services&data=04%7C01%7Cdevelopment.control%40bracknell-forest.gov.uk%7Cbb1a1102218c4f9806a208d96d66859d%7Cf54c93b70883478fbf3d56e09b7ca0b7%7C0%7C0%7C637661109357470005%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=QCwH9fTXLmR8vwXQrPr9tXdtIEQ9MRLjPeAAYgCENvI%3D&reserved=0>.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

09. The applicant will be required to enter into a Highways Act Section 278 agreement with the Highway Authority in order to form the off-site highway works, comprising an uncontrolled crossing point with tactile paving and footway return for pedestrians to access bus stops on Forest Road. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknellforest.gov.uk, to agree the construction details and enter into the Section 278 agreement 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.

10. This information and the recommendations of the Ecological Impact Assessment should be incorporated into a Landscape and Ecological Management Plan for the management company.

In the event of the s106 agreement not being completed by 16th March 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 securing the implementation, maintenance and monitoring of biodiversity net gain measures, the proposal is contrary to paras. 8c and 174d of the NPPF.

02. In the absence of a planning obligation securing management and monitoring of the SuDS for the lifetime of the development, the proposed development is contrary to para. 169 of the NPPF.