

OFFICER REPORT

1. SUMMARY

- 1.1 The application proposes the redevelopment of the Council's Depot for its existing purpose. The site comprises a housing allocation within the Site Allocations Local Plan (2013) with an indicative capacity of 115 units. It is adjoined to the north, east and west by other housing allocations which have, in part, been delivered or are the subject of a current planning application, such that the area has an emergent residential character.
- 1.2 The site's allocation requires an alternative location for the Council's Depot to be found, and this has not been possible. The application proposes the redevelopment of the site for its lawful use. However it consolidates development on the eastern side of the existing depot site, facilitating the retention of an area of approximately 0.6ha on the western side to be identified for possible future residential development.
- 1.3 The design and layout of the development reflects the functional requirements of the site and provides parking in excess of the Council's Parking Standards. Issues of drainage, biodiversity net gain and landscaping have been addressed within the application and approval is recommended.

RECOMMENDATION

The Assistant Director: Planning be recommended to approve the application subject to an appropriate mechanism between Council Departments to secure necessary provisions and the conditions set out in Section 11 of this report.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is reported to the Advisory Planning Committee because Bracknell Forest Council has an ownership interest in the land and/or is the applicant.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

The site lies within the settlement boundary
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Policy SA1 of SALP

- 3.1 The site extends to 1.1 ha and comprises part of the Council's commercial centre which provides a depot for the Council and its commercial partners. It is used to store and maintain a fleet of commercial vehicles and to store associated equipment and materials such as lawnmowers and grounds maintenance equipment, lampposts and wheelie bins.
- 3.2 An area of 0.6ha, located on the site's western side, which currently also comprises part of the depot, is excluded from the application site and is identified for potential future residential development.
- 3.3 The site is located to the north of Old Bracknell Lane West and is served by 2no. access points onto this highway. The road boundary is marked by an established hedgerow.

- 3.4 The site is currently occupied by predominantly single storey buildings, although mezzanine floors are provided within 2no. of the workshop buildings which are of an industrial scale. The area around the buildings is laid to hardstanding to provide allocated parking or storage to serve the existing users.
- 3.5 To the east of the site, lies the access road serving Bracknell Beeches office development, with the parking serving this development wrapping around the Commercial Centre site along its northern edge. At the north-western corner of the site, within the area intended to be retained for future residential development, the site extends up to the boundary of the railway line where there is extensive tree cover.
- 3.6 To the west is the site of the former Blueprint House which has recently been developed to provide 72no. flats in 2no. 6 storey buildings known as Dorchester Mansions and Westbury Mansions.
- 3.7 To the south of Old Bracknell Lane West, lies the rear of the fire station which fronts Downshire Way and some 2 storey residential development.
- 3.8 The site is identified as a housing allocation by Policy SA1 of the Site Allocations Local Plan. It has an indicative capacity of 115 net new units based on a developable area of 1.53ha. This residential allocation extends to cover the land to the north and east of the application site (SHLAA site 317 Bracknell Beeches) and land to its west (SHLAA site 230) which are collectively known as Land at Old Bracknell Lane West and which has an estimated capacity to provide 203 units.

4. RELEVANT SITE HISTORY

- 4.1 The site has no planning history relevant to the consideration of the current proposal.

5. THE PROPOSAL

- 5.1 The application proposes the demolition of the main workshop building on site and the erection of a building which would provide 3 bays for workshop and storage uses at the rear with a single storey element at the front providing office space and meeting facilities.
- 5.2 The single storey element would accommodate an area of plant behind a louvred screen and a range of photo voltaic panels sited behind a parapet roof. The rear element would rise to a height of 10.7m and would accommodate a green roof. The building would be finished in buff brick with composite metal cladding to the upper level of the workshop element and coloured laminated sheeting to provide visual interest to the office element. Secure cycle parking would be provided to the front of the building.
- 5.3 The existing brick built building located along the site's northern boundary would be refurbished including a replacement roof and doors to provide storage and workshop facilities.
- 5.4 The remainder of the site would be given over to vehicle parking with car parking provided to the front (south) of the site, including 5no. disabled bays and 18no. that would be provided with electric charging points. Commercial vehicle parking would be located to the rear of the site where the existing fuel store would be retained. The

vehicle wash area would be re-sited centrally within the site and an existing storage area in the site's north-eastern corner would be retained in its current use.

- 5.5 The buildings on the wider Depot site, not included under the terms of this application are intended to be demolished under permitted development rights subject to a prior approval process set out in the General Permitted Development Order (2015) (as amended).

6. REPRESENTATIONS RECEIVED

6.1 Bracknell Town Council considers that there is 'No objection' to the proposed application.

6.2 No other representations have been received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer

No objection subject to conditions.

Biodiversity Officer

Confirms that biodiversity net gain is demonstrated. Recommends conditions and a s106 contribution to cover monitoring of biodiversity net gain on the area (0.151ha) of new/retained habitats.

Landscape Officer

Landscape scheme submitted post submission of application so comments awaited. If submitted scheme unacceptable, a landscaping condition could secure details of appropriate planting and its future maintenance.

Lead Local Flood Authority (LLFA)

No objection, recommends conditions.

Archaeology

Council's Archaeological Advisor advises that further archeological works are required to evaluate whether archaeological deposits are present and have survived previous activity on site. Recommends a condition.

Environmental Health Officer

No objection. Recommends conditions.

Implementation Officer

Provides details of necessary obligations relating to highway agreements and biodiversity net gain.

Renewable Energy Officer

Comments awaited.

Thames Water

No objection.

8. DEVELOPMENT PLAN

8.1 The Development Plan for the Borough includes the following:

Site Allocations Local Plan (2013) (SALP)
Core Strategy Development Plan Document (2008) (CSDPD)
'Saved' Policies of the Bracknell Forest Borough Local Plan (2202) (BFBLP)
'Retained' Policies of the South East Plan (2009) (SEP)
Bracknell Forest Policies Map (2013)

The application site also lies within the designated Bracknell Town Neighbourhood Plan area such that the Bracknell Town Neighbourhood Plan (2021) applies.

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Drainage Implications
- vi. Biodiversity Implications
- vii. Sustainability Implications
- viii. Securing Necessary Infrastructure

i. Principle of Development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration.

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

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

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

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

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

9.4 The Commercial Centre is identified as a housing allocation within the development plan (Policy SA1 of SALP), with an indicative capacity of 115 dwellings. It was envisaged to form part of a comprehensive residential redevelopment of this area in

conjunction with the adjacent sites. The delivery of this allocation has commenced with the development of 2no. apartment blocks to the west of the Depot site, Westbury Mansions and Dorchester Mansions, and there is a current application (ref: 21/00701/FUL) relating to the Bracknell Beeches site to its east, which is currently being considered by the Local Planning Authority.

- 9.5 The site profile set out in Appendix 3 of the SALP for the Commercial Centre identifies a set of requirements for any residential development on the site and these include provision of an alternative location for The Depot.
- 9.6 Policy SA5 of the SALP relates to Land at Transport Research Laboratory (TRL), Crowthorne. This allocation for mixed-use development includes the identification of a depot site between the community facilities and the SANG, specified as being required to enable the redevelopment of the Council's existing site in Bracknell. It is understood however, that this site was discounted at concept stage due to its location, size and the cost of creating access to the site.
- 9.7 The preferred use of the application site is for residential purposes in order to allow a comprehensive development of this area. However, it is understood that a suitable, alternative location cannot be found for the Depot and therefore it is proposed to redevelop the commercial centre for its current, lawful use. The use would be consolidated into a more limited part of the site in order to release the western part of the site for a potential future residential scheme.
- 9.8 Policy CS2 of the CSDPD sets out the locational principles for development and confirms that development will be permitted within defined settlements and on allocated sites. Development will be required to be consistent with the character and accessibility of the settlement.
- 9.9 The site lies within the settlement boundary for the purposes of the development plan. It proposes the redevelopment of part of the site for its existing, lawful use. As a result, there is no objection in principle to the proposed development.

ii) Impact on Character and Appearance of the Area

- 9.10 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:
- to build on existing urban character, respecting patterns of development; to provide safe communities;
 - to enhance the landscape and promote biodiversity;
 - to aid movement through accessibility, connectivity, permeability and legibility;
- and,
- to provide a high quality public realm and innovative architecture.
- 9.11 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.
- 9.12 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. The Council also has adopted supplementary planning documents (SPDs), most notably the Design SPD and the Streetscene SPD which also require high quality development within the borough.

- 9.13 The area has a changing character due to the residential allocations within the development plan and it is acknowledged that any development on this site should not prejudice the redevelopment of adjoining sites in accordance with development plan policy.
- 9.14 The scale and design of the building is largely determined by its proposed use and the redevelopment of the site has been designed in order to make the most efficient use of the available land and provide an opportunity for an alternative development on the western part of the site. However, the retention of the existing uses on site, and their consolidation into a smaller area does have implications for the relationship of the buildings and uses with the perimeter of the site.
- 9.15 The comments of the Urban Design Officer raise particular concern with regard to the relationship of the development to the site's boundaries and the lack of space for landscaping which would provide a valuable buffer between the proposed residential development on the adjoining sites and the Commercial Centre. The absence of additional landscaping along the site's frontage, and within the parking areas within the site is also noted. Further concerns are raised in relation to the continuing use of the land in the site's north-east corner as a storage facility, in an area which adjoins the proposed shared amenity space to serve the Bracknell Beeches development as identified in application 21/00701/FUL, although a decision on this application is still pending. Furthermore, concerns are raised that the design and siting of the building are inappropriate in this location which is on a highly visible corner, and it is recommended that any building be used to create a focal point when approaching the site from the south along Old Bracknell Lane West and provide a level of activation within the streetscene.
- 9.16 Specific constraints of the site and operational requirements of the existing use have largely dictated the design of the development and it is noted that the site is already highly developed.
- 9.17 There is an existing, established privet hedge along the site's road frontage which will be retained, other than for a length of 5m which will be removed in order to facilitate the extension of the pedestrian footway into the site in order to improve accessibility. A landscaping scheme has recently been submitted and whilst this does not indicate additional tree planting along the site's frontage as this is likely to be within the highway, it does show planting within a number of beds within the site and along the site's western boundary which will assist in softening the appearance of the extensive areas of parking within the site.
- 9.18 The scheme indicates the main building located closer to the site's eastern and southern boundaries than the existing development. However, this is in an area which is contained by an existing retaining wall which extends along the frontage of the site eastwards from the site's access and then returns northwards in a dog-leg along part of the site's eastern boundary with the Bracknell Beeches site. Trees and vegetation along these boundaries are all set at a height of approximately 2m above the ground level of the proposed building and in some instances lie outside of the application site.
- 9.19 If the building was moved further away from this eastern boundary, in order to provide a landscape buffer to the adjacent development, any planting would have a negligible impact upon the streetscene due to the fact that it would be situated at a lower level

to the adjacent land. It is recognised that the land levels even out towards the rear (north) of the site and that the continued use of this area for storage purposes has the potential to impact on future users of the adjacent land as residential amenity space should such a residential scheme be permitted. However, since this represents a continuation of the existing use of this area, it is not considered that the current application could be resisted on this ground and any adjacent residential development will be required to consider the impact of this existing use. The boundary of the site is currently marked by a wire fence, with the Bracknell Beeches development having a 5m (approx.) high timber slatted fence on their side which provides visual screening to this area.

- 9.20 It is accepted that the design and location of the building do not provide a focal point on this highly visible corner. However, due to the constraints of the site, particularly the change in levels, this is likely to be difficult to achieve. Any repositioning of the building more centrally within the site to increase its visual presence within the streetscene would relocate it further away from the visually prominent corner and would impact upon the operational requirements of the site. Whilst the building is utilitarian in design, it is consistent with the lawful use of the site and attempts have been made to improve its visual appearance through the use of varied materials and a green roof.
- 9.21 In light of these considerations it is considered, on balance, that the proposed development would have an acceptable impact upon the character and appearance of the area consistent with development plan policy and the NPPF.

iii. Impact on Residential Amenity

Impact on occupants of neighbouring properties

- 9.22 The application proposes the redevelopment of the site for its existing lawful use. As a result there would be no increase in noise, disturbance or vehicular activity associated with the site which would have a material adverse impact upon the amenities of the adjacent occupiers. The proposed new building is set at a minimum distance of 25 m from the nearest dwellings, 1 – 6 Greenacres, on the south side of Old Bracknell Lane West and, as already stated, would be set at a lower level to the road and behind an established hedge. As a result, it would not adversely affect the amenities of any existing adjacent residents.
- 9.23 It is acknowledged that the surrounding area will, as a result of the SALP allocations, accommodate an increasing number of residents and that the operation of the Depot includes some early morning operations and the storage of materials/vehicular activity close to the site's boundaries. However, these are associated with its lawful use which any future occupier should be aware of and can be mitigated for as part of any adjacent residential scheme. Accordingly, the potential impact on the amenities of future occupiers is not a reason to resist this development.

iv. Transport and Highways considerations

Access

- 9.24 Amended plans and swept path drawings have been provided, which respond to the Highway Authority's initial comments. The entrance gates onto Old Bracknell Lane West, have been changed on the amended plans and now open into the site with a set-back of circa 7 metres from the through-carriageway of Old Bracknell Lane West.

9.25 The locations of the vehicular entrance and exit are the same as the two eastern access/egresses to/from the existing operation on the site. A short section of additional footway is proposed into the site entrance connecting the site to the existing footway on Old Bracknell Lane West, improving pedestrian connectivity compared with the existing situation (compliant with BFBLP policy M6).

Parking

9.26 Parking space numbers and sizes of spaces are designed to meet the operational requirements of the site, the proposed parking more than meets the requirements of the Parking Standards SPD (March 2016). 18 electric vehicle charging-enabled spaces are proposed in the central southern parking area, which is supported by the Highway Authority. Cycle parking is proposed as a mix of secure, covered, stands and Sheffield-style stands for visitors adjacent to the entrance to Building 1. Lockers and showers are provided for staff within Building 1.

9.27 The Highway Authority has no objection to the proposed development which meets the requirements of BFBLP Policy M9 and recommends conditions.

v. Drainage Implications

9.28 The Drainage Engineer initially raised a number of concerns in relation to the proposed drainage scheme and requested additional information. This has been supplied and the Drainage Engineer confirms that it addresses previous concerns and that approval is recommended subject to conditions.

9.29 Thames Water has confirmed that it has no objection to the submitted scheme.

vi Biodiversity Implications

9.30 To demonstrate how the application protects and enhances biodiversity, further information was required in relation to Biodiversity net gain and long term tree protection. Specifically, a biodiversity net gain metric was requested to demonstrate measurable biodiversity net gain and to allow for future monitoring.

9.31 The Biodiversity Officer has confirmed that, given the current highly developed state of the site, the scheme shows a large net gain and recommends that a contribution be secured to provide for the monitoring of this biodiversity net gain based on an area of new/retained habitats of 0.151ha.

9.32 In relation to tree protection, the Biodiversity Officer notes that the Preliminary Ecological Assessment (PEA) submitted with the application concludes that there are limited habitats on the site with the exception of existing trees and hedgerows but that these offer habitat for a range of faunal groups such as bats, birds and invertebrates adapted to urban areas.

9.33 The existing hedgerow and trees on the eastern boundary of the site are narrow, but do combine with existing trees on the adjacent Bracknell Beeches site to form a notable band of semi-natural vegetation with potential to support a wide range of species. Concern was raised that the position of the new building would overlap with the canopy of existing trees along the eastern boundary and that crown pruning would be required. This issue has been considered on site to assess the level of potential conflict. Due to the fact that the trees are set 2m above ground level on the top of the retaining wall and their canopies have limited spread, it has been concluded that there will not be significant conflict with these trees. It has been confirmed that any limited future pruning required, would not impact upon the biodiversity net gain calculations.

- 9.34 The Biodiversity Officer comments that the application provides an opportunity to improve the green infrastructure within a highly urbanised site and welcomes the inclusion of a green roof to provide value for a range of invertebrates and birds. The PEA includes a range of recommendations to protect biodiversity during construction and to enhance it in the long term including bird/bat boxes, retention of deadwood and native species planting.
- 9.35 In respect of external lighting, a recommendation within the Ecological Assessment indicated 'Exterior lighting on the new buildings should be avoided, particularly facing on to the site boundaries, but where essential, lighting should make use of low UV lamps e.g. warm white LED lamps, and be controlled using passive infrared sensors so that lighting operates only when necessary'. A submitted lighting scheme does not accord with these recommendations and is not considered acceptable by the Biodiversity Officer. Accordingly, it is recommended that a condition be imposed on any permission securing a scheme of lighting for the site which is sympathetic to biodiversity.

vii. Sustainability Implications

- 9.36 Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how potential carbon emissions will be reduced by at least 10% and how at least 20% of the development's energy requirements will be met from on-site renewable energy generation.
- 9.37 The application is accompanied by a RIBA Stage 3 Energy report which proposes the use of 30sq.m of photovoltaic panels.
- 9.38 The comments of the Energy Sustainability Officer are awaited.

viii. Securing Necessary Infrastructure

Community Infrastructure Levy (CIL)

- 9.39 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.
- 9.40 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. The Council is currently applying a nil rate to non-residential development (other than retail development), such that the current proposal would not be CIL liable.
- #### Legal Obligations
- 9.41 Agreements under the Highway Act may be required in relation to the formation of the footway connection into the site from Old Bracknell Lane West.
- 9.42 A monitoring fee in relation to biodiversity net gain will also be required and this will necessitate authorisation and transfer of the appropriate amount between budgets within the relevant Council departments.

10. THE PLANNING BALANCE

- 10.1 The application proposes the redevelopment of the site for its current, lawful use as the Council's commercial centre (depot). Whilst the site is allocated for housing within the SALP, this allocation was subject to an alternative location being found for the depot and this has not been possible. There is therefore no objection, in principle, to the redevelopment of the site for its existing lawful use, consistent with Policy CS2 of the CSDPD.
- 10.2 The scheme seeks to make efficient use of available land consistent with Policy CS1 of the CSDPD and the NPPF by focusing development in the eastern side of the site, potentially releasing land on its western side for a future residential scheme. The design and layout of the scheme has been largely dictated by the functional requirements of the use but does incorporate additional planting and biodiversity enhancements. The proposed development will not intensify the existing use of the site and, will not adversely affect the amenity of adjoining occupiers and is considered to be consistent with policies CS7, EN20 and M9 of the development plan.
- 10.3 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 appropriate measures being agreed to secure payment of the required fee for monitoring of biodiversity net gain**

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 3 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the plans hereby approved which were received and validated by the Local Planning Authority:

5198632-ATK-00-XX-DR-AR-PL001 P1 Site Location Plan
5198632-ATK-00-XX-DR-AR-PL003 P1 Site Block Plan – Demolition (as it relates to development within the application site)
5198632-ATK-00-XX-DR-AR-PL004 P2 Site Block Plan Proposed
5198632-ATK-00-XX-DR-AR-PL006 P1 Proposed Site Sections
5198632-ATK-01-00-DR-AR-PL0010 P1 Building 1 GA Plan Level 0
5198632-ATK-01-01-DR-AR-PL0011 P1 Building 1 GA Plan Level 1
5198632-ATK-01-R1-DR-AR-PL0012 P2 Building 1 Roof Plan
5198632-ATK-01-ZZ-DR-AR-PL0013 P1 Building GA Elevations
5198632-ATK-XX-ZZ-DR-AR-PL0014 P1 Building1 GA Sections
5198632-ATK-02-XX-DR-AR-PL021 P1 Building 2 GA Plan Proposed
5198632-ATK-02-R2-DR-AR-PL022 Building 2 - Roof Plan - Existing and Proposed
5198632-ATK-02-XX-DR-AR-PL026 P1 Building 2 GA Sections Proposed
5198632-ATK-XX-XX-DR-CE-908001 P02 Site Layout Plan

5198632-ATK-ARB001 PO1 Tree Protection Plan
5198632-ATK-XX-XX-RP-CE-908000 - Drainage Strategy
5198632-ATK-XX-XX-DR-CE-908002 PO1 Proposed Drainage Layout Plan
Biodiversity Net Gain Calculation and Biodiversity Enhancement Proposals November
2021 Biodiversity metric 3.0 The Commercial Centre – Bracknell 16.11.2021
REASON: To ensure that the development is constructed as approved by the Local Planning Authority.

03. No structure hereby permitted shall be built above 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 development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.

04. No part of the development hereby permitted shall be begun until details showing the finished floor level of Building 1 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. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected for the duration of operational works to implement the development hereby approved by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision.
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]

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

- a) comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations; and
- b) details of semi mature tree planting; and
- c) comprehensive 5 year post planting maintenance schedule; 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 etc. with details of proposed materials and construction methods; and
- g) recycling/refuse or other storage units; and
- h) other landscape features.

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

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]

07. 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 installation of the approved enhancements shall be submitted within three months of the first occupation of the building hereby approved. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation and biodiversity.

08. No development shall take place until a scheme of archaeological works (which may comprise more than one phase of works) has been implemented in accordance with a written scheme of investigation, which has been submitted to 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.

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

The CEMP shall include as a minimum:

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

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

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

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

10. The new building (Building 1) within the site shall not be brought into use until:

- (a) a means of access for pedestrians to the site from the existing footway on the northern side of Old Bracknell Lane West has been constructed in accordance with the approved plans and with construction details which have been submitted to and approved in writing by the Local Planning Authority; and
- (b) the pedestrian routes within the site have been surfaced and marked out in accordance with the approved plans.

The means of access for pedestrians from Old Bracknell Lane West and pedestrian routes within the site shall thereafter be kept available for movement of pedestrians during all? times when the site is operational.

REASON: In the interests of accessibility, to facilitate access by pedestrians and to minimise the scope for conflicts between vehicles and pedestrians.

[Relevant Policies: BFBLP M6 & M7, Core Strategy DPD CS23, NPPF paras 110 b) and 112 a) & c)]

11. The new building (Building 1) within the site shall not be brought into use until the associated vehicle parking spaces, turning and circulation areas have been surfaced and marked out:

- (a) in accordance with the approved plans;
- (b) providing 5 disabled parking bays;
- (c) providing at least 18 parking bays enabled with electric vehicle charging infrastructure with an output of at least 7kW per bay.

The parking spaces, turning and circulation areas shall thereafter be kept available for parking, turning and circulation of vehicles at all times and the electric vehicle charging infrastructure shall be maintained in working order.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which would be a danger to other road users, to provide for the needs of people with disabilities and reduced mobility, and to enable charging of plug-in and other ultra-low emission vehicles.

[Relevant Policies: BFBLP M7 & M9, Core Strategy DPD CS23, NPPF para 112 b) & e)]

12. The new building (Building 1) within the site shall not be brought into use until the cycle parking spaces have been provided in the locations identified for cycle parking on the approved plans and shower facilities and lockers have been provided for cyclists within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23, NPPF para 110 a)]

13. The gates provided at the site access and egress onto Old Bracknell Lane West shall be no closer to the adopted highway of Old Bracknell Lane West than shown on the approved plans and shall open away from the adopted highway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The new building within the site shall not be brought into use until details of the vehicle wash including details of any means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The vehicle wash shall thereafter be provided, retained and maintained in accordance with the approved details.

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

15. The sound rating level (established in accordance with BS4142:2014) of any plant, machinery, washing equipment and equipment installed or operated in connection with this permission shall not exceed, at any time, the prevailing background sound level at the nearest residential or noise sensitive property.

If the plant, machinery or equipment is to be enclosed details of the enclosure shall be sent to the Local Planning Authority for their approval before the development commences.

Reason: To protect [future residents of the site and] the occupants of nearby residential properties from noise

16. Notwithstanding any details submitted with the application, no floodlighting or other forms of external lighting shall be installed on the site or affixed to any buildings unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall be aimed at mitigating the impact of lighting on biodiversity and the amenities of adjoining residential occupiers and shall:

- a) include location, height, type and direction of light sources and intensity of illumination
- b) 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
- c) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans 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 on the site.

REASON: In the interests of minimising the impacts of the development on local residents and biodiversity.

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

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

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

- Results of CCTV survey of existing drainage network to ensure condition and suitability of connection.
- 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 shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future occupiers will be maintained during any operations to repair or replace drainage features.

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

20. The new building (Building 1) hereby permitted shall not 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.

21. Prior to practical completion of the new building (Building 1) 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.

22. No building hereby permitted (Buildings 1 and 2) shall be occupied or the use commenced until a GIS shape file for the drainage and SUDS system serving the site as agreed with the Local Planning Authority 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.

23. 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]

INFORMATIVES

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The applicant is advised that the following conditions require discharging prior to commencement of development: 4, 7, 8, 18 and 19

The following conditions require discharge prior to the occupation of the new building hereby approved: 6, 10, 11, 12, 14, 20 and 22

The following condition requires discharge prior to the practical completion of the approved works: 21

The following conditions require discharge prior to any above ground works being commenced: 3

No details are required to be submitted in relation to the following conditions; however they are required to be complied with: 1, 2, 5, 13, 15, 16, 17 and 23.

03. The formation of the footway connection into the site from Old Bracknell Lane West and any incidental works affecting the adopted highway (including verge, footway or carriageway) shall be approved by, and a licence obtained from, the Highways and Transport Section at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk, who shall be contacted to agree the construction details and to grant a licence or appropriate 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.

04. The applicant's attention is drawn to the fact that this permission only relates to demolition of existing buildings/structures within the application site as identified on the Site Location Plan 5198632-ATK-00-XX-DR-AR-PL001 P1. Any further demolition works

indicated on Drawing 5198632-ATK-00-XX-DR-AR-PL003 P1 Site Block Plan – Demolition will need to be considered against the provisions of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for which prior approval of the Local Planning Authority is required or will require the grant of a separate planning permission.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk