

Unrestricted Report

ITEM NO: 9

Application No.
22/00013/CON

Ward:
Binfield With Warfield

Date Registered:
26 January 2022

Target Decision Date:
23 March 2022

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Site Address:

Land North Of Tilehurst Lane and West Of South Lodge Tilehurst Lane Binfield Bracknell Berkshire RG42 5JS

Proposal:

Details pursuant to Conditions 20 (Energy Demand Assessment) and Condition 21 (Water Efficiency) of planning permission 17/01174/OUT.

Applicant:

Mr Keir Price

Agent:

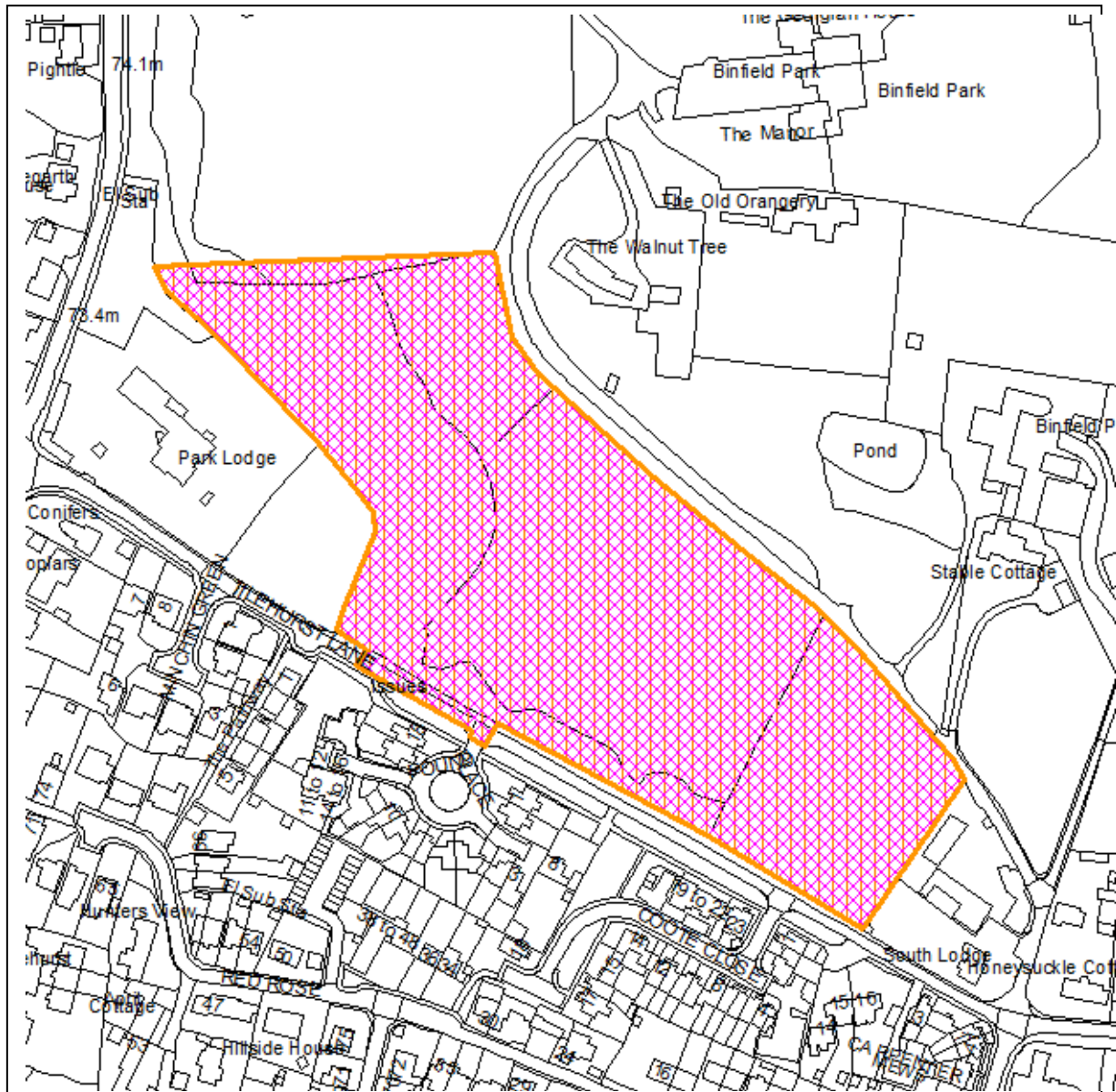
(There is no agent for this application)

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 submits details of an energy demand assessment and of water efficiency measures pursuant to conditions 20 and 21 of planning permission 17/01174/OUT which was allowed on appeal and which granted outline planning permission for the erection of 40 dwellings including 10 affordable dwellings, together with the provision of parking, landscaping and drainage attenuation features with access from Tilehurst Lane.
- 1.2 The details are considered acceptable. The submitted scheme demonstrates that the proposed development will reduce potential carbon emissions by 10% against the appropriate target emission rate using a 'fabric first' approach and will provide at least 20% of its energy requirements through on-site renewable energy production using air source heat pumps. The information supplied also demonstrates that the dwellings will achieve an average water use not exceeding 110 litres/person/day as required by the condition.

RECOMMENDATION
The submitted details be approved as set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is being presented to the Committee in order that it can be considered at the same time as other conditions applications relating to this site (reference: 22/00080/COND and 21/00089/COND) and the reserved matters application for the site 21/00507/REM, all of which appear elsewhere on the agenda, as agreed at the meeting of the Planning Committee on 19th May 2022.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Countryside
Site lies beyond the 5km buffer to the Thames Basin Heaths SPA
Buildings within the vicinity of the site are listed

4. RELEVANT SITE HISTORY

- 4.1 In 2017 an outline planning application (17/01174/OUT) was submitted proposing the erection of forty houses, including 10 affordable houses together with provision of parking, a play area, landscaping and an attenuation pond, with access from Tilehurst Lane. This application was refused however was ultimately allowed on appeal (ref: APP/R0335/W/19/3228697) following a public inquiry. The permission was granted subject to conditions which included securing the provision of a 'heritage park' on the site's western side which would provide publicly accessible open space.

Details of recent applications relating to the site are set out below:

19/00213/COND - Details pursuant to condition 26 (Heritage Park) of planning permission 17/01174/OUT in relation to appeal reference APP/R0335/W/19/3228697. Approved.

21/00006/COND Details pursuant to Condition 22 (Archaeological Evaluation) of planning permission 17/01174/OUT (Permission granted on Appeal Ref. APP/R0335/W/19/3228697). Approved.

21/00014/COND Details pursuant to condition 7 (Tree Protection) of planning permission 17/01174/OUT (Appeal Ref: APP/R0335/W/19/3228697). Approved.

21/00037/COND Details pursuant of to Condition 19 (Updated Ecological Appraisal) of planning permission 17/01174/OUT (Appeal Ref: APP/R0335/W/19/3228697). Approved.

21/00089/COND Details pursuant to Conditions 4 (Finished Floor Levels), 11 (Site Organisation), 12 (Working Method Statement), 14 (Biodiversity Enhancements), 18 (Newt Mitigation Measures), 23 (Surface Water Drainage Scheme), 24 (Drainage Strategy) of planning permission 17/01174/OUT (Appeal Ref: APP/R0335/W/19/3228697). Appears elsewhere on this agenda.

21/00507/REM Submission of reserved matters application to outline planning permission 17/01174/OUT for the approval of details of appearance, landscaping, layout and scale relating to the erection of 40 dwellings including 10 affordable dwellings, together with the provision of parking, landscaping and drainage attenuation features with access form Tilehurst Lane. Appears elsewhere on this agenda.

22/00008/COND Details pursuant to condition 15 (works to trees in bird nesting season) of planning permission 17/01174/OUT. Approved.

22/00080/COND Details pursuant to Condition 10 (cycle parking) and 17 (External lighting) of planning permission 17/01174/OUT. Appears elsewhere on this agenda.

5. THE PROPOSAL

5.1 This application seeks the approval of details submitted pursuant to conditions 20 and 21 of planning permission 17/01174/OUT which relate to the requirement for an Energy Demand Assessment (Condition 20) and water efficiency (Condition 21).

5.2 Condition 20 states:

The development hereby permitted shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that:

- i) before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
- ii) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%).

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

Condition 21 states:

No residential development shall commence until a Sustainability Assessment 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.

6. REPRESENTATIONS RECEIVED

6.1 No representations have been received in respect of the submitted application.

7. SUMMARY OF CONSULTATION RESPONSES

Renewable Energy Officer
Recommends approval.

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 Binfield Neighbourhood Plan area such that the Binfield Neighbourhood Plan (2016) also applies.

9. PLANNING CONSIDERATIONS

9.1 Condition 20 was imposed by the Inspector when allowing the appeal, in light of Policy CS12 of the Council's Core Strategy Development Plan (2008), which requires development to reduce its potential CO² emissions by 10%. It also requires developments to show that 20% of the total on-site energy requirements are being met through renewable energy generation.

9.2 The policy confirms that the carbon dioxide reduction targets relate to the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006).

9.3 The Council's Sustainable Resource Management SPD (2008) confirms that the best option in securing sustainable design is to reduce energy demand by prioritising the construction of energy efficient buildings through 'fabric first' measures.

9.4 Since the publication of the CSDPD in 2008 changes to Building Regulations and national policy have occurred. Reductions in CO² emissions from new development have been mandated through changes to Part L 2013 of the Building Regulations

which requires CO² reductions from residential development cumulatively equating to approximately 30% better than Part L 2006.

- 9.5 The submitted Energy Strategy Statement prepared by Briary Energy dated March 2022 indicates that the development will adopt a ‘fabric first’ strategy for the development which results in a 4.46% saving over the 2013 Building Regulation target. This approach will ensure that the requirements of the condition in respect of the reduction in carbon emissions are fully met.
- 9.5 In respect of the provision of on-site renewable energy, the submitted Energy Statement considers the appropriateness of a range of options for this site including photovoltaics, micro wind turbines and biomass boilers. The chosen option relies on air source heat pumps (ASHP) which have an efficient conversion rate from energy to heat, require limited maintenance and have a minimal visual impact. Photovoltaic panels were specifically rejected given the landscape sensitivity of the site particularly since their potential location is dictated by the orientation of the dwellings which can render them visually intrusive.
- 9.6 The Council’s Renewable Energy Officer has reviewed the submitted information and has confirmed that it meets the requirements of the condition and Policy CS12.
- 9.7 Condition 21 requires the submission of a Sustainability Assessment relating to water efficiency aimed at ensuring that the average water use in the new dwellings will not exceed 110 litres/person/day. A Water Use Assessment has been submitted for each of the 40 plots based on the size of units, its likely occupancy, the capacity flow rate of various appliances and their use. In each instance this demonstrates that the predicted water consumption would be below 110 litres per person, per day as required by Condition 21.

10. CONCLUSIONS

- 10.1 The application submits an Energy Demand Assessment and details of proposed water efficiency measures pursuant to conditions 20 and 21 of planning permission 17/01174/OUT. The details are considered acceptable, and will ensure that the development complies with Policies CS10 and CS12 respectively of the development plan. Accordingly approval is recommended.

11. RECOMMENDATION

That the application be APPROVED on the basis of the following details:

Conditions 20 (Water Efficiency):

Plots 1 – 40 – Part G Water Calculation received by the Local Planning Authority on 15th February 2022.

Condition 21 (Energy Demand Assessment):

Energy Strategy Statement dated March 2022 prepared by Briary Energy