

Unrestricted Report

ITEM NO: 10

Application No.
22/00080/COND

Site Address:

Ward:
Binfield With Warfield

Date Registered:
27 May 2022

Target Decision Date:
22 July 2022

Land North Of Tilehurst Lane Tilehurst Lane Binfield Bracknell Berkshire RG42 5JS

Proposal:

Detail pursuant to conditions 10 (cycle parking) and 17 (street lighting) of planning permission 17/01174/OUT

Applicant:

Mr Keir Price

Agent:

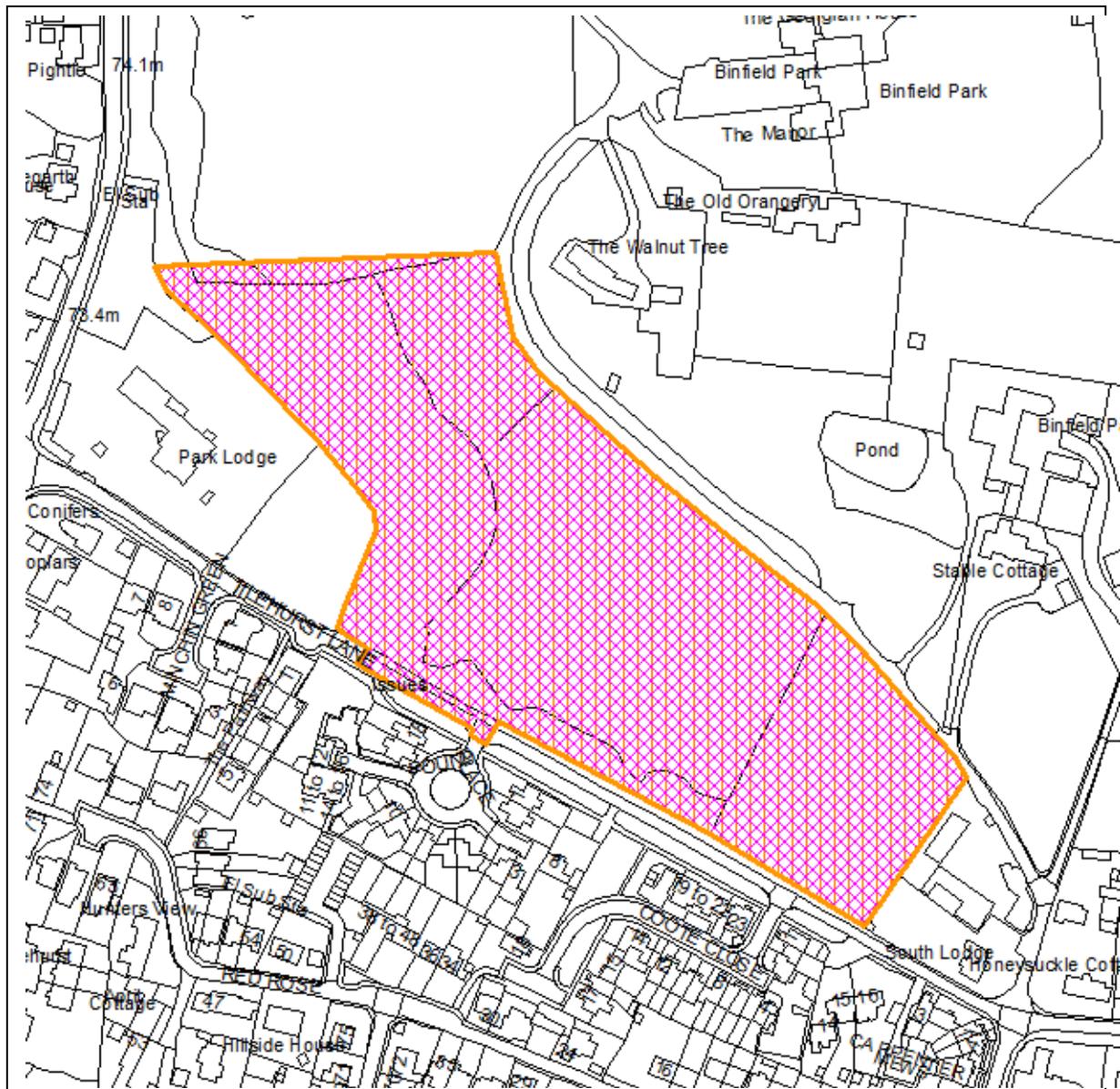
(There is no agent for this application)

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 cycle parking and street lighting pursuant to conditions 10 and 17 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 provides appropriate cycle parking to meet the Council's standards and the proposed level of street lighting has been designed to balance the need for pedestrian and highway safety and its impact on the character and appearance of the surrounding area, the amenities of adjoining residential occupiers, and biodiversity.

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: 22/00013/ 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

- 3.1 The application site extends 3.21ha and comprises undeveloped grassland divided into three grazing paddocks, located on the northern side of Tilehurst Lane. The land originally formed part of the parkland to Binfield Park, a Grade II* Listed Building, which is located to the north of the site. To the north-west lies a further paddock, and to the west lies an area of woodland associated with the Park Lodge Day Nursery which is located at the junction of Tilehurst Lane and Terrace Road North. There is a fall across the application site of approximately 13m in a north-west to south-east direction.
- 3.2 The site's southern boundary with Tilehurst Lane is characterised by a verge and ditch with tree and shrub planting which extends into the site. Immediately adjacent to the site's eastern boundary is a cattery and the Grade II listed South Lodge, together with entrance gate piers which are also associated with Binfield Park and which are Grade II listed.
- 3.3 The site is located within the countryside immediately adjacent to the settlement boundary of Binfield as identified on the Bracknell Forest Borough Policies Map (2013). This also identifies Tilehurst Lane as part of the Binfield Bridleway Circuit.

- 3.4 The site is located beyond the 5km buffer to the Thames Basin Heaths SPA and it was accepted at outline application stage that, given the scale of the development, it would not, either individually or cumulatively have a significant effect on the conservation objectives of the Thames Basin Heaths Special Protection Area.

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.

22/00013/COND Details pursuant to Condition 20 (Energy Demand Assessment) and Condition 21 (Water Efficiency) 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 10 and 17 of planning permission 17/01174/OUT which relate to cycle parking and external lighting.

5.2 Condition 10 states:

No dwelling shall be occupied until secure and covered parking for bicycles has been provided for that dwelling in accordance with details to have been submitted to and approved by the Local Planning Authority. Such secure cycle parking shall thereafter be retained at all times.

Condition 17 states:

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 strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- i) identify those areas/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
- ii) 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.

The Strategy shall identify any phases of development. All external lighting shall be installed prior to the first occupation of any dwellings within that identified phase in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. 5.3 A single external lighting scheme has been submitted pursuant to Conditions 25 and 26, which takes into account the impact of the lighting on biodiversity.

6. REPRESENTATIONS RECEIVED

6.1 No representations have been received in respect of this application.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Lighting Officer
Recommends approval

Highway Officer
No objection

Biodiversity Officer
Has reviewed the lighting layout and lux contours plan and is satisfied that light levels are restricted to below 1 lux on the sensitive tree lines such that they are acceptable.

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 The Council's standards for cycle parking as set out in the Parking Standards SPD (2016) require one cycle parking space per bedroom. The submitted details show cycle parking to be provided within garages where they are of a suitable length to achieve this, and for sheds to be provided within the rear gardens of all units without garages. Cycle parking to the flats would be provided within the cycle store which is located within the building.

9.2 The Highway Officer has confirmed that the plans for cycle parking are acceptable and provide sufficient cycle parking in accordance with the Council's adopted standards.

9.3 The proposed external lighting has the potential to impact upon the character and appearance of the area, the amenities of adjoining residents, and biodiversity. Policy EN20 of the BFBLP requires development not to adversely affect the amenity of surrounding properties and the adjoining area and Policy CS1 of the CSDPD requires development to protect and enhance biodiversity.

9.3 The Council has agreed standards for the level of lighting that will be provided for all adoptable areas in order to ensure pedestrian and highway safety. Given the landscape sensitivity of the site, the extent to which the access roads within the site will be adopted and therefore be subject to these required standards of lighting, have been carefully considered.

9.4 The plan below shows the proposed area of adoption shaded green with those parts of the access, either pedestrian or vehicular, to remain private and the responsibility of the management company hatched red.



- 9.5 It provides for the adoption of the footpath along the site's frontage with Tilehurst Lane returning northwards at the site's western end, in order to provide access to the public open space secured as part of the outline permission. However, the footpath along the site's northern boundary will not be adopted as this boundary is considered to provide a sensitive edge to the site, proximate to a row of trees beyond the site's northern boundary which have the potential to support foraging bats. This area will be lit by low level bollard lighting which will be managed by a private maintenance company.
- 9.6 In the areas proposed for adoption, 5 metre columns are provided and all lights are provided with internal rear louvres to reduce rear light spill onto ecologically sensitive areas and property facades. All luminaires will be provided with dimmable electronic drivers and will be operated in accordance with the Council's dimming schedule as set out below:

Time	% of Light Output
06:00 – 20:00	70%
20:00	49%
22:00	35%
05:00	49%
06:00	70%

- 9.7 The remaining areas would be lit by low-level bollard lighting which would be privately maintained. The Council's Highway Lighting Engineer has confirmed that it would be inappropriate to use bollard lighting in adoptable areas as it is not possible to achieve the required lighting standard using them. Furthermore, these types of bollards are costly and would impose a significant maintenance burden/liability on the Council. The plans have been amended in order to meet the requirements of the Lighting Engineer who now recommends approval of the current scheme.

Impact upon Character and Appearance of the Site

- 9.8 The site is an edge of settlement location within a semi-rural location. In allowing the appeal and granting outline consent for 40 dwellings on this site, the Inspector acknowledged that the development would cause some harm to the rural setting of

Binfield as a result of a number of factors, including lighting, commenting at para. 54 of the decision letter:

‘54. In as much as the open land would be lost, including the sights associated with such a countryside landscape, together with the introduction of noise, vehicle movements and lighting, there would be some harm to the rural setting of Binfield. Furthermore, the current existing clear built edge of the settlement would change and there would be less opportunity for members of the public to appreciate that edge. However, the change would occur on well contained sites and would be accommodated in a manner that would be sensitive to the wider locality, such that the harm to the character and appearance area would be limited’.

- 9.9 Whilst, the proposed lighting will have some visual impact upon the character and appearance of the area, the 5m high lighting columns will be viewed within the context of the housing development and all will be fitted with rear shields that will limit light spill. The bollard lighting is low level and enclosed within the envelope of the development.
- 9.10 The existing vegetation along Tilehurst Lane has been retained which will limit the visibility of any lighting from the public realm, although views into the site are clearly provided from the access point. The design of the scheme seeks to minimise the impact of lighting whilst providing sufficient illumination to achieve highway and pedestrian safety. The provision of some lighting is a necessary consequence of any residential development of the site, as recognised and accepted by the Inspector. Accordingly, the impact of the lighting on the character and appearance of the area is considered acceptable.

Impact on Residential Amenity

- 9.7 The submitted information confirms the very limited light spill that will result from each luminaire, each of which will be fitted with a rear shield. An extract from the Lighting Layout plan below, indicates a contour where the level of light spill for each luminaire is 1 lux (pink line) and 0.6 lux (blue line):



9.8 In general, 2 lux of light spill at a residential window would be considered obtrusive. However, the submitted information demonstrates that very limited light spill will be emitted from individual lights, and a 2 lux level would not occur in proximity to any residential property. As a result, the proposed lighting scheme is considered to have an acceptable impact upon the residential amenities of dwellings both within the development and beyond.

Impact on Biodiversity

9.9 Consideration has been given to those parts of the access road which are to be adopted, in order to minimise the need for standard lighting columns in the more sensitive areas of the site, particularly along its northern boundary. The proposed scheme provides rear shields to all 5m lighting columns in order to limit light spill and all street lights will be operated in accordance with the Council’s dimming schedule which starts at 70% of output and which will further limit light levels. Remaining parts of the site will be lit by low level bollards which have a very localised impact.

9.10 The lux contour drawing (above) confirms that light spill will be minimal in areas which have the potential to support biodiversity e.g. the treed areas to the north and west of

the site. The Biodiversity Officer has assessed this information and has confirmed that the details are acceptable since they restrict light levels to below 1 lux on the sensitive tree lines.

- 9.11 Given the positioning of the light columns and the mitigation measures proposed, it is not considered that the proposed lighting will have a material adverse impact on biodiversity.

10. CONCLUSIONS

- 10.1 This application submits details of cycle parking and an external lighting scheme pursuant to conditions imposed by the Inspector when allowing an appeal and granting outline planning permission for 40 dwellings on the site.
- 10.2 The submitted scheme provides details of cycle parking to meet the Council's standard of 1no. cycle space per bedroom, and is considered acceptable.
- 10.3 The need for external lighting is an inevitable consequence of a residential development of the site. The Inspector took into account its potential impact upon the character and appearance of the area and concluded that the level of harm that would be caused would be limited.
- 10.4 Careful consideration has been given to those areas of the site which will be required for adoption as this has consequences for the type of lighting provided. The footpath link along part of the site's northern boundary will not be adopted as it is to remain private which obviates the need for lighting columns within this area which have the potential to impact on nature interests in the remaining undeveloped land to the north of the site. Alternative lit routes to the public open space are available from elsewhere within the site.
- 10.5 The scheme has been designed to provide the minimum level of lighting required in order to ensure highway and pedestrian safety whilst limiting its impact on biodiversity, including providing rear shields to all luminaires in order to limit light spill. Adoptable areas will be lit in accordance with the Council's standards and will be operated by the Council in line with current practice which includes dimming them throughout the night. Other lighting within the site would be provided by low-level bollards which would be set within the confines of the approved development.
- 10.3 It is considered that the proposed lighting would have an acceptable impact upon the character and appearance of the site, would not have an adverse impact upon the amenities of adjacent dwellings and would not adversely impact upon biodiversity such that it complies with development plan policies CS1 and EN20 and accordingly approval is recommended.

11. RECOMMENDATION

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

Conditions 10 (Cycle Parking):

Cycle Parking Plan 219-109 P2

Condition 17 (External Lighting Scheme):

2482-DFL-HLG-XX-DR-EO-13001 Lighting Layout
2482-DFL-HLG-XX-CA-EO-13001-S3-P04 Layout Report
2482-DFL-HLG-XX-RP-EO-13001-S3-P03 Project Report and Designer Notes
2482-DFL-HLG-XX-DR-EO-13002 Lighting Layout (ISO Lux Contours)
Pharola Bollard Luminaire Specification Sheet