

## Unrestricted Report

### ITEM NO: 9

Application No.

Ward:  
Great Hollands

Date Registered:  
13 September  
2022

Target Decision Date:  
8 November 2022

Site Address:

**South Road From Nine Mile Ride To West Road  
Wokingham Berkshire**

Proposal:

**Proposed reconstruction of existing footway / cycleway plus creation of additional shared use footway / cycleway to connect to existing.**

Applicant:

Mrs Anne Searing

Agent:

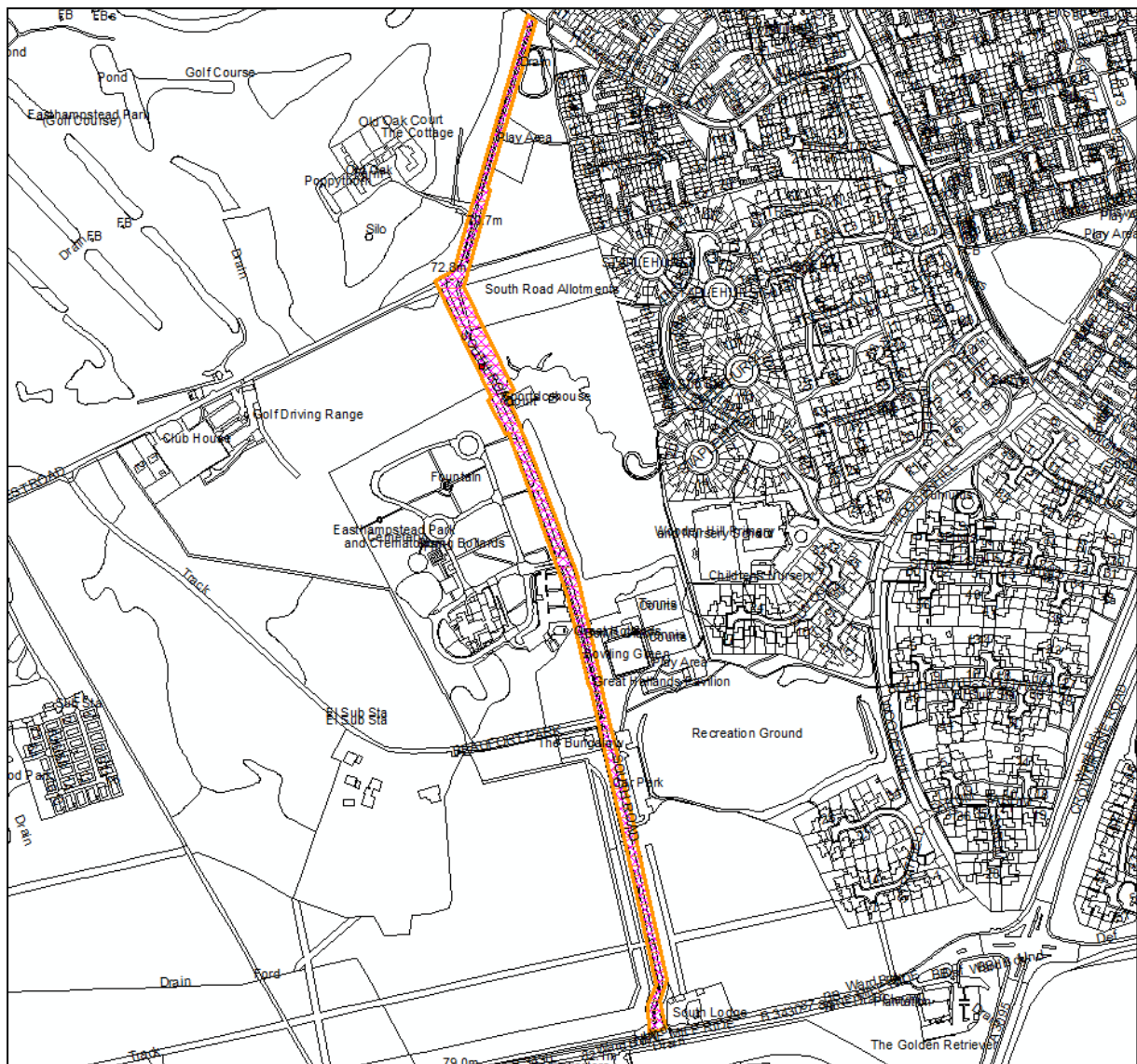
(There is no agent for this application)

Case Officer:

Margaret McEvit, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto: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 creating a shared use footway / cycleway along South Road to form a connection from Nine Mile Ride to local facilities to the north, including Easthampstead Park School. The proposal includes reconstructing and widening the existing footway on the west side of South Road, constructing a new section of footway / cycleway along the remaining length of South Road and adjacent to West Road to link to the existing footway / cycleway between West Road and Turnberry. The works will require the removal of two groups of trees, but these trees are not covered by a Tree Preservation Order (TPO), and replacement planting can take place within the site.

<b>RECOMMENDATION</b>
Planning permission be granted subject to conditions in Section 11 of this report

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee because the application has been submitted by a department within the Place, Planning and Regeneration directorate.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
The site is land outside a settlement area.
TPO 3319 covers trees west of South Road and immediately south of the South Road Allotments.

3.1 The site extends along the length of South Road from Nine Mile Ride to West Road. It comprises a footpath through a patch of mixed woodland towards the southern end with areas of grassland and scattered trees and an area of broadleaved woodland towards the northern end. The existing footpath from the junction with Nine Mile Ride is primarily hard standing with an area of woodchip passing through the broadleaved woodland close to West Road.

### **4. RELEVANT SITE HISTORY**

4.1 No relevant site history.

### **5. THE PROPOSAL**

5.1 This scheme is being promoted by officers within the Highways and Transport Division. It relates to a route that has been funded in part by the Transport Research Laboratory (TRL) site development as it will provide a long term route from the TRL site towards the local facilities including Easthampstead Park School and beyond. This is a full application under Regulation 3 of the Town and Country Planning General Regulations 1992 which covers development proposals by local authorities on their own land, to create a shared use footway / cycleway along South Road to connect existing shared use paths on Nine Mile Ride, Great Hollands Recreation Ground and Turnberry. The proposal includes reconstructing and widening the existing footway on the west side of South Road, constructing a new section of footway / cycleway along

the remaining length of South Road and adjacent to West Road to link to the existing footway / cycleway. The existing footway /cycleway between West Road and Turnberry will be reconstructed and widened.

## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council

6.1 No objection.

### Other representations

6.2 One letter has been received supporting the improvement to cycle facilities.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highways Officer

7.1. No objection subject to conditions.

### Tree Officer

7.2 No objection subject to a condition requiring details of tree planting to be submitted and agreed.

### Biodiversity Officer

7.3 No objection subject to conditions to ensure that biodiversity is protected and enhanced in line with Core Strategy policies CS1 and CS7 and the National Planning Policy Framework (NPPF).

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF	Weight to be attributed, with reference to para. 213 of NPPF
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Sustainable development principles	SALP Policy CP1	Para. 11(d) refers to 'policies which <u>are most important for determining the application</u> are out-of-date'. CP1 wording differs to this. Furthermore, the PPG states that there is no need for a policy to directly replicate para. 11.	Limited (policy not used in planning application decision-making)
	CSDPD Policy CS1	Consistent (Paras. 7, 8, 11, 12, & 117 - 119)	Full
Land Outside Settlement	Policy EN8 of the BFBLP, CS9 of CSDPD	Land Outside Settlement	Not fully consistent.
Design & Character	CSDPD Policy CS7	Consistent (Chapter 12)	Full
	BFBLP 'Saved' Policy EN20	"	Full
Trees & Landscape	CSDPD Policies CS1 & CS7	Consistent (paras. 127 & 170)	Full
	BFBLP 'Saved' Policies EN1, EN2 & EN20	"	Full
Transport	CSDPD Policies C23	Consistent (Chapter 9)	Full
Biodiversity	CSDPD Policies CS1 & CS7	Consistent (paras. 170 & 175)	Full
	BFBLP 'Saved' Policies EN1, EN2 & EN20	"	Full
<b>Supplementary Planning Documents (SPD):</b>			

Parking Standards SPD (2016)	
<b>Other publications:</b>	
National Planning Policy Framework (NPPF) (2021) National Planning Policy Guidance (NPPG) (2021)	

## 9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration are:

### i. Impact on the character and appearance of the area.

9.2 South Road is an unadopted road linking Nine Mile Ride in the south and connecting to West Road to the north. There is an existing footpath on the western side of South Road from Nine Mile Ride. This proposal seeks to widen the existing footpath to 3m to allow it to accommodate a cycle path, for the cycle/footway to cross onto the eastern side of South Road and for the route to continue towards West Road where it will connect into the existing footway/cycleway between West Road and Turnberry. The footway/cycleway will have an asphalt surface, with crossing points provided at access roads and to cross South Road.

9.3 The introduction of an asphalt footway/cycleway is not considered likely to have an adverse effect on the character of the area. South Road is an asphalt finished road and the route would be positioned behind the existing tree line to maintain the semi-rural character of the road. No lighting of South Road is proposed.

### ii. Impact on Trees

9.4 Two groups of trees, not covered by TPOs will be removed to accommodate the works. A total of 28 trees will be removed. The Council's tree officer has advised that one group of trees would be damaged by the works and one group is to be removed due to their general health and condition. The trees are not considered to be significant and replanting can take place, with space being available within the western verge. The overall impact on trees is not considered to be significant, and replanting will maintain the treed character of the site.

### iii Biodiversity

9.5 A Preliminary Ecological Appraisal and Ground Level Tree Assessment was submitted with the application. The Assessment identified several trees across the site which have features which could support bat roosts. Following these assessments, the scheme has been modified to avoid impacts on these trees and these trees are no longer to be removed or reduced. No further surveys are required and a condition has been included requiring details of biodiversity enhancements to be submitted and approved before works commence.

#### iv Highways

9.6 The proposal will provide improved pedestrian and cyclist facilities with a continuous cycle/footway provided from Nine Mile Ride to connect to the existing cycle/footway to Turnberry, giving access to the play space at Turnberry and Easthampstead Park School to the north. A Road Safety Audit has been submitted with the application and issues identified in the report have been resolved through amended plans or proposed conditions.

### 10. CONCLUSIONS

10.1 The proposal to widen the existing footpath on part of South Road and provide new footpath/cycleways along the length of South Road to connect to an existing footway/cycleway to Turnberry is considered to be acceptable. The pedestrian and cycle links from Nine Mile Ride to Turnberry play space and to Easthampstead Park School will be improved. Any tree loss will not involve trees covered by Tree Protection Orders and replanting can take place along South Road. No biodiversity concerns have been raised following the amendment of the scheme to avoid removing trees with the potential for bat roosts.

### 11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

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.

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 on 13.09.2022 and 02.05.2023:

5291-001/H

5291-002/A

5291-003

5291-201

Arboricultural Impact Assessment and BS5837 Tree Survey at South Road.

Stage 2 Road Safety Audit South Road - Shared footway/cycleway

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

03. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging development activities
- b) identification of "biodiversity protection zones"

- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during development (may be provided as a set of method statements)
  - d) the location and timing of sensitive works to avoid harm to biodiversity features
  - e) the times during development when specialist ecologists need to be present on site to oversee works
  - f) responsible persons and lines of communication
  - g) the role and responsibilities on site of an ecological clerk of works or similarly competent person
  - h) the use of protective fences, exclusion barriers and warning signs
- The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the development period strictly in accordance with the approved details.

REASON: In the interests of nature conservation  
 [Relevant Plans and Policies: CSDPD CS1]

04. 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 demonstrating the implementation of the approved measures shall be submitted within three months of practical completion of the works.  
 The approved scheme shall be performed, observed and complied with.  
 REASON: In the interests of nature conservation  
 [Relevant Plans and Policies: CSDPD CS1, CS7]
05. 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 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 without prior consent from the Local Planning Authority.  
 REASON: In the interests of nature conservation  
 [Relevant Plans and Policies: CSDPD CS1, CS7]
06. The development hereby permitted shall not be begun until a detailed scheme of proposed tree planting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted: -
- a) Full planting specification.
  - b) Positions of all proposed species.
  - c) Comprehensive details of ground preparation.

- d) Staking/tying method/s.
- e) 5 year post planting maintenance schedule.

All tree-planting shall be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 31st March inclusive) to the completion of the approved development. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code of Practice For General Landscape Operations' or any subsequent revision. All trees included within the approved scheme shall be healthy, well formed specimens with single leading shoots and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees which within a period of 5 years from the completion of all tree planting die, are removed, uprooted are significantly damaged, become diseased or malformed shall be replaced during the nearest 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. The scheme shall be constructed in accordance with the approved drawings and Road Safety Audit including 'Designer Responses' and the following signage shall be provided:
- (a) A cycle warning sign (TSRGD diagram 950) marked on the carriageway within the crematorium approaching the exit gate to warn drivers of the presence of cyclists in accordance with drawing number 5291/001/H submitted 29 March 2023;
  - (b) Pedestrian priority, 'Share with care' or similar signage where the cycleway narrows to below 3.0 metres in width;
  - (c) Shared use signage (TSRGD diagram 956) along the route to make it clear to both pedestrians and cyclists that the route is shared;
  - (d) 'Slow' markings on the cycleway for northbound cyclists on the western side at the point where the footway/cycleway crosses South Road;
  - (e) Cycle warning signs (TSRGD diagram 950) facing West Road and the car park for the South Road allotments to warn drivers entering and leaving the parking area of the presence of cyclists; and
  - (f) Dropped kerbs with tactile paving where the cycleway is required to cross vehicular routes.

REASON: In the interests of highway safety.

[RELEVANT POLICIES: Core Strategy CS23, Local Plan M6]