

Unrestricted Report

ITEM NO: 5

Application No.
23/00278/FUL
Site Address:

Ward:
Swinley Forest

Date Registered:
9 May 2023

Target Decision Date:
4 July 2023

Highveld Coronation Road Ascot Berkshire SL5 9LQ

Proposal:

Proposed erection of a building containing 6 No. flats (4 x 3 bed and 2 x 2 bed) with associated parking, bin store, cycle store, entrance gates and associated works following demolition of existing dwelling.

Applicant:

Highveld Homes Ltd.

Agent:

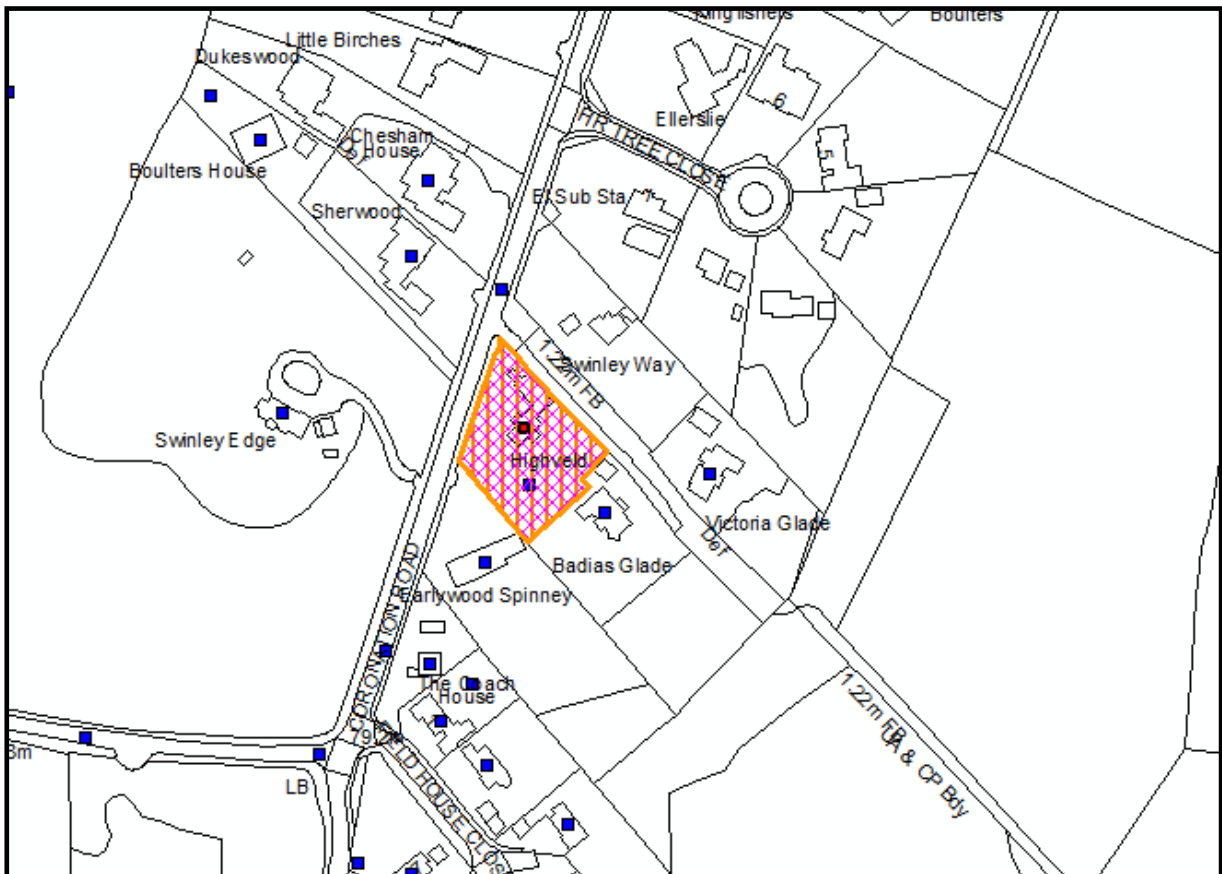
Mr Gerard Judge

Case Officer:

Sarah Horwood, 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 proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

1.2 The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed flats. The proposal would also not adversely impact upon the character and appearance of the surrounding area.

1.3 No adverse highway safety implications would result, with sufficient on-site parking provision, cycle and bin storage.

1.4 Planning conditions are recommended relating to trees, biodiversity and water usage.

1.5 A legal agreement is required to secure contributions for SPA mitigation and highway requirements.

| RECOMMENDATION |
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| Planning permission be granted subject to the conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA and highways. |
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

| PLANNING STATUS |
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| Within a defined settlement boundary |
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| Within 5km of the Thames Basin Heath SPA |
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| TPO – Ref: 457A |
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3.1 The application site comprises a detached two storey dwelling with attached single garage, set out in an L-shaped formation, sited close to the north-eastern boundary. There is an area of hardstanding to the front of the dwelling providing on-site parking and turning.

3.2 The site lies to the east of Coronation Road and to the south of a private access drive which serves 2 detached dwellings to the east/south-east of Highveld.

4. RELEVANT SITE HISTORY

4.1 Planning permission 21/00611/FUL approved in August 2021 for the erection of a detached dwelling following demolition of the existing dwelling.

5. THE PROPOSAL

5.1 Planning permission is sought for the proposed erection of a building containing 6no. flats (4 x 3 bed and 2 x 2 bed) with associated parking, bin store, cycle store, entrance gates and associated works following demolition of the existing dwelling.

5.2 The proposed flats would be provided over three floors within the building. The proposed building would be 25m in width at the widest point, 15.1m at the deepest point and between 9.2m and 10m high.

5.3 The proposed floor layouts are as follows:

GROUND FLOOR: 2no. 3 bedroom flats, each comprising open plan kitchen/dining/living area, 3no. bedrooms, 2 of which would comprise en-suite bathrooms and family bathroom.

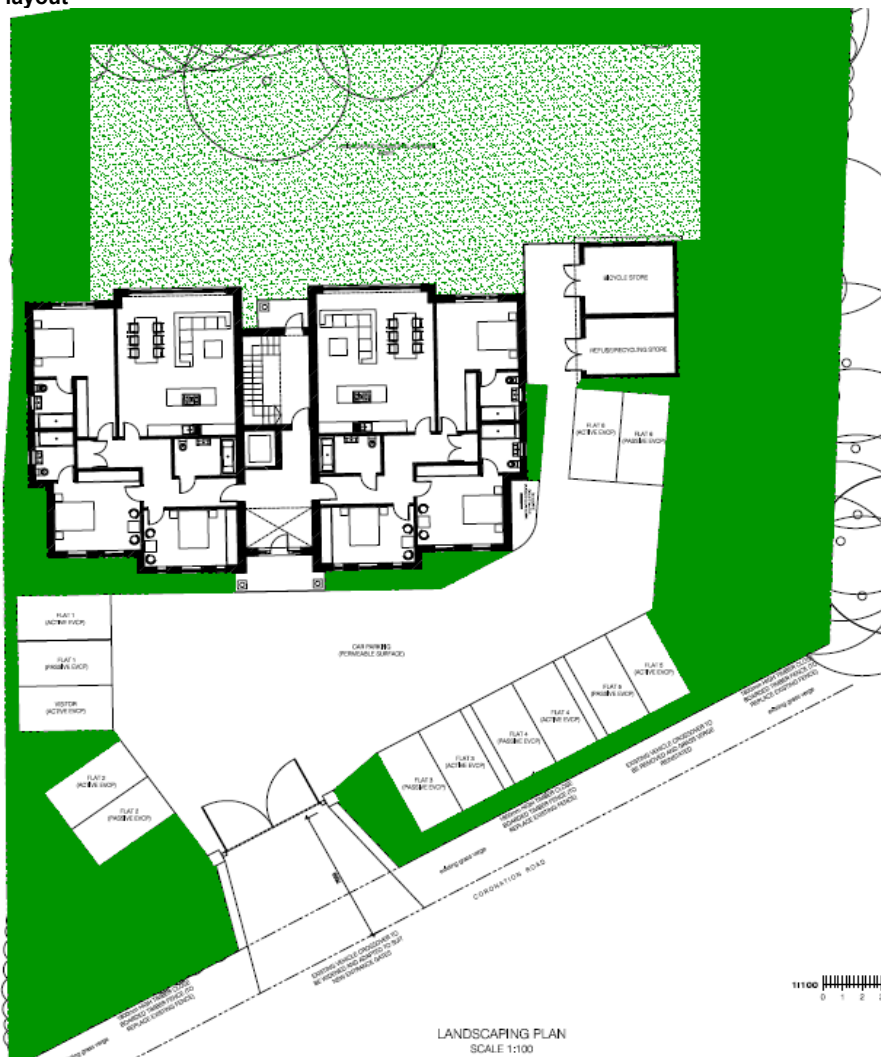
FIRST FLOOR: 2no. 3 bedroom flats, each comprising open plan kitchen/dining/living area, 3no. bedrooms, 2 of which would comprise en-suite bathrooms and family bathroom.

SECOND FLOOR: 2no. 2 bedroom flats, each comprising open plan kitchen/dining/living area, 2no. bedrooms, each with en-suite bathrooms, separate WC.

There is a communal landing/stairwell and lift proposed in the building.

5.4 13no. parking spaces are proposed, along with a bin and cycle store. A landscaped communal garden is proposed to the east and south of the building.

Proposed layout



5.5 The scheme has been amended during the course of the application, including changes to the scale/bulk of the building with omission of rear gables, addition of rear facing dormer windows, omission of balconies at first and second floor levels on the rear elevation, widening of vehicular access through the proposed entrance gates and reduction in size of the bin/cycle store.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Recommended refusal for the following reasons:

The proposed development, which is located in a countryside area outside the settlement boundary, is an overdevelopment which (by way of its mass and bulk) would cause unacceptable harm to the character, visual amenities and the rural setting of the area.

[Officer comment: the site is located within the defined settlement boundary, not in the Countryside or the Green Belt.]

Other representations

6.2 Objections received from 19no. separate postal addresses which are summarised as follows:

- Impact to neighbours, including overlooking, loss of privacy, overbearing, noise/nuisance impacts.
- Impact on character of area.
- Proximity of the site to the green belt.
- Concerns over design, height and bulk of the proposal.
- Development would appear cramped.
- Proposal is much larger than that approved for a replacement dwelling on the site.
- Incremental approach taken by developers at the site. Concern that it was never the developer's intention to build a replacement dwelling, they always wanted to build flats.
- Single dwelling would be more acceptable at the site.
- Flats are out of keeping in the area.
- Flats tend to be for buy to let/rent.
- Proposal will set a precedent for flats in the area.
- Highway safety dangers, including no pavements, speed of road, where will delivery vehicles stop, increase in vehicle movements.
- Provision of 13no. parking spaces increases impermeable area on site.
- Visitor parking will be pushed onto Coronation Road.
- Reliance on cars.
- No garages proposed whereas other houses in the area have garages.
- Impact on nature.
- Impact on trees.
- Vegetation and greenery cleared on the site.
- Impact on Thames Basin Heath SPA.
- Pressure on utilities, schools, etc.
- Amendments made to the plans are minimal and do not address original objections.

6.3 A petition with 35 signatures has also been received which objects to the proposal resulting in a change to the character of the area, that flats are not considered to be in keeping with surrounding properties; proximity to the Green Belt; density of flats is a concern, and the proposal will set a precedent.

7. SUMMARY OF CONSULTATIONS RESPONSES

Highway Officer

7.1 No objection subject to conditions.

Tree Officer

7.2 No objection subject to conditions.

Biodiversity Officer

7.3 No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

8.1 The key policies and guidance applying to the site and the associated policies are:

| | Development Plan | NPPF |
|--|---|--|
| General policies | CS1 & CS2 of CSDPD | Consistent |
| Design | CS7 of CSDPD, Saved policy EN20 of BFBLP | Consistent |
| Residential Amenity | Saved Policy EN20 of BFBLP | Consistent |
| Parking | Saved policy M9 of BFBLP | Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent. |
| Transport | CS23 of CSDPD | Consistent |
| Trees, biodiversity and landscaping | Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD. | Consistent |
| SPA | SEP retained Policy NRM6, CS14 of CSDPD | Consistent |
| Energy sustainability | CS10 of CSDPD | Consistent |
| Supplementary Planning Documents (SPD) | | |
| Design SPD | | |
| Streetscene SPD | | |
| Parking Standards SPD | | |
| Thames Basin Heath Special Protection Area (SPD) | | |
| Other publications | | |
| National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) | | |
| CIL Charging Schedule | | |
| Winkfield Neighbourhood Plan (referendum version November 2023) | | |

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on residential amenity
- iii. Impact on character and appearance of surrounding area
- iv. Impact on highway safety
- v. Trees
- vi. Biodiversity
- vii. Energy sustainability
- viii. Drainage/SuDS
- ix. Thames Basin Heath SPA
- x. Community Infrastructure Levy (CIL)

i. Principle of Development

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF.

9.2 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF. In particular, Policy CS2 permits development within defined settlements. Policy W1: A Spatial Plan for the Parish of the Winkfield Neighbourhood Plan (referendum version) states that new development is directed predominantly to the settlement areas outside of the Green Belt.

9.3 The site is located within the Defined Settlement as designated by the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area, highway safety, trees, etc.

ii. Residential amenity

9.4 The proposed building would be sited in excess of 50m from the existing dwellings known as Sherwood to the north-west and Swinley Edge to the west. In view of these separation distances, there would be no unacceptable overlooking/loss of privacy or overbearing impact to the occupiers of these existing dwellings.

9.5 The flank wall of the proposed building would be set approximately 27m from the flank wall of Swinley Way to the north-east at the closest point. Given this separation distance, the presence of the private access drive and the screening provided by trees, some of which are subject to Tree Preservation Orders, the proposed building would not appear overbearing to the occupiers. 2no. first floor side facing windows proposed on the northern elevation are shown on the submitted plans as being obscure glazed and fixed shut unless part of the window which is openable is more than 1.7m above internal floor level. This can be controlled by condition. 3no. rooflights proposed on the northern (side) roofslope will be conditioned to have a cill height of no less than 1.7m above internal floor level.

9.6 The proposed building would be sited 22.6m from the front elevation of Earlywood Spinney to the south at the closest point. In view of the rear to front relationship between the proposed building and Earlywood Spinney, the separation distance, the design of the roof

which would hip away from the common boundary and existing trees/shrubs along this boundary (with some trees protected by a Tree Preservation Order), the proposed building would not appear unduly overbearing to the occupiers of Earlywood Spinney. 2no. first floor side facing windows proposed on the southern elevation are shown on the submitted plans as being obscure glazed and fixed shut unless part of the window which is openable is more than 1.7m above internal floor level. This can be controlled by condition. 3no. rooflights proposed on the southern (side) roofslope will be conditioned to have a cill height of no less than 1.7m above internal floor level. Windows proposed at first and second floor level on the rear elevation of the building would be set nearly 29m from the rear elevation of Earlywood Spinney at the closest point and would have oblique views towards the garden of Earlywood Spinney, with the house itself and existing trees/shrubs providing screening so that no unacceptable overlooking/loss of privacy would result. There could be views from proposed rear facing windows towards the front garden of Earlywood Spinney but such views would be oblique and the front garden is not considered the most private amenity space.

9.7 The rear elevation of the building would be set between 14.8m and 19.5m from the rear boundary of the site which forms the side boundary of the dwelling at Badias Glade to the south/south-east (the front elevation of Badias Glade faces north-east so that the proposed building would be oriented at 90 degrees to it). There would be a 22.5m separation distance between the rear elevation of the building and the side elevation of Badias Glade. In view of the rear to side relationship between the building as proposed and Badias Glade, the separation distance, existing trees and mature shrubs around the perimeter of the site, including the eastern boundary and the omission of balconies on the first and second floors of the rear elevation as originally proposed, the proposed building would not result in unacceptable overlooking to the side elevation, conservatory or garden of Badias Glade. Further, the proposed building would also not appear unduly overbearing to the occupiers of Badias Glade in view of separation distance, the orientation and siting of the proposal relative to the neighbouring dwelling and tree/vegetation screening.

9.8 The proposed building would be set approximately 46m from the front elevation of the dwelling known as Victoria Glade to the south-east of the site and would therefore not result in overlooking or appear overbearing to the occupiers of this existing dwelling.

9.9 The replacement of a large single dwellinghouse with a proposed building comprising 6no. flats would result in an increased level of residential activity at the site such as increased trip rates and use of the proposed communal garden area. However, it is not considered that such levels of residential activity would result in significant impacts to adjoining occupiers given the separation distances to adjoining dwellings, the position of the proposed vehicular access relative to adjoining dwellings, screening around the site by trees/vegetation and suitable means of boundary enclosure. The scheme has been amended during the course of the application with first and second floor balconies on the rear elevation of the building omitted to address objections relating to overlooking/loss of privacy and noise issues.

Future occupiers of the proposed building

9.10 All habitable rooms of the proposed flats would be served by windows for natural daylight and ventilation.

9.11 On-site car parking for future occupiers would be provided in accordance with the Council's Parking Standards SPD, some parking spaces with the provision of electric vehicle charging points, 1no. visitor parking space, and secure cycle storage.

9.12 In relation to flats, the Council's Design SPD states: 'Where a block of apartments is proposed, a careful balance is needed between the building footprint, its position on the plot in response to local character, parking provision and usable open space for

residents...Wherever possible, upper floor inhabitants of apartments should have access to a communal garden area, a communal or private roof terrace, or a private balcony.'

9.13 A communal amenity area is proposed for use by future occupiers of the proposed flats, in accordance with the Council's Design SPD.

9.14 The proposal is not considered to have any unacceptable adverse effect on the residential amenities of neighbouring properties and acceptable living standards would be provided for future occupiers of the proposed flats, in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

iii. Impact on character and appearance of surrounding area

9.15 The Design SPD states:

- The form of new buildings, including roofs, should relate well to those found in the local context.
- Apartments should be placed on plots where a good balance between built form, parking and useable amenity space can be achieved.
- Where a development is proposed on an existing plot, it should be of a form that responds positively to the existing character of the area. For instance, where there are existing large houses set in large plots, new large houses or a block of apartments are more likely to be able to respond to the existing character than a terrace of smaller houses.
- Where a block of apartments is proposed, parking should ideally be located underground in a basement. Where this is not a viable option, parking should be integrated into the landscape around the building.
- For apartment blocks, waste and recycling storage areas should ideally be incorporated into the ground floor layouts, integral to the building. However, where an external store is necessary, this should be sensitively designed and located where it is not highly visible within the streetscene.

9.16 The proposed building would be considered an efficient use of land on a site located within the settlement boundary, with a net gain of 5no. residential units. Some letters of representation received object to the provision of a flatted development within the area and state that an individual dwellinghouse would be more in keeping. The site is however located within the settlement boundary and CS2 of the CSDPD specifically states that "existing settlements in the Borough contain the majority of infrastructure, services, employment and transport facilities. In order to provide opportunities for reducing the need to travel, and enabling trips by all modes of transport, priority is given to locating development within the existing settlements". Policy W4: Housing type, size and choice of the Winkfield Neighbourhood Plan (Referendum version) states that proposals for new residential development should address the most up to date local housing needs. On sites of five or more dwellings, at least 80% of the dwellings should be a mix of 1, 2 and 3-bedroom homes. Para 8.1 of the policy goes onto state that community consultations have shown that local people have difficulty in finding suitable homes in the Parish and that homes for first-time buyers and specialist housing for older people were the most needed. The supporting text set out at para 4.9 of the NP states that the affordable housing, starter homes and 2 and 3-bedroom units (to address issues of downsizing) should be considered a priority. The proposed flats would all comprise a mix of 2 and 3 bedrooms and would therefore accord with Policy W4 of the Neighbourhood Plan. It is considered that a building with the appearance of a large dwelling (but comprising flats), garden and ancillary outbuilding would not be significantly out of keeping with the characteristic built form of the area.

9.17 The proposed siting of the dwelling would be acceptable, set back from the front boundary of the site by between 11.85m at the closest point and 24.9m at the furthest point. Sufficient on-site parking would be provided in accordance with the Council’s Parking Standards, along with a communal garden area for future residents, bin/cycle storage and soft landscaped areas. The proposed development would therefore not appear as an overdevelopment of the plot.

9.18 The proposed building would be 2.5 storeys high, with a ridge height ranging between 9.2m and 10m. The replacement dwelling approved by extant permission 21/00611/FUL had an approved ridge height of 9m. Whilst the proposed building would be higher than that it would replace and higher in the central part than that approved by permission 21/00611/FUL, the staggered roof design as proposed would mitigate its bulk and massing. There are 2no. newer dwellings on Coronation Road to the north-west of the site, known as Sherwood and Chesham House. Sherwood is 9.5m high and Chesham House is 10m high and the proposed building would be similar in height to existing dwellings within the immediate area. Further, existing dwellings within the immediate area are read within their individual plots due to a mix of extensive tree/vegetation screening and set back of front building lines from the highway. As such, dwellings are not readily viewed in the street against adjoining dwellings due to the varied building lines and verdant setting of the area. Trees along the northern and southern boundaries are protected by Tree Preservation Orders which would provide screening to the proposal.

9.19 The proposed building, whilst providing 6no. flats, would replicate the appearance of a large detached dwelling which is characteristic of the immediate area. The building would comprise hipped roofs and dormer windows and would be finished externally in a mix of brick, cast stone portico, balustrades and window surrounds, cills and headers and a slate roof. There is a varied streetscene with a mix of housing types and palette of materials. The design of the proposed building would reflect design characteristics present elsewhere in the streetscene, in particular, the 2 more modern dwellings at Chesham House and Sherwood.

Building as proposed



FRONT ELEVATION
SCALE 1:100

9.20 The proposed building would be served by surface level parking to the front and side, with areas of soft landscaping proposed. Policy W3: Design of Parking, Garaging, Ancillary Buildings and EV charging point provision of the Winkfield Neighbourhood Plan (Referendum version) states that the provision of parking, garaging or ancillary buildings and electric

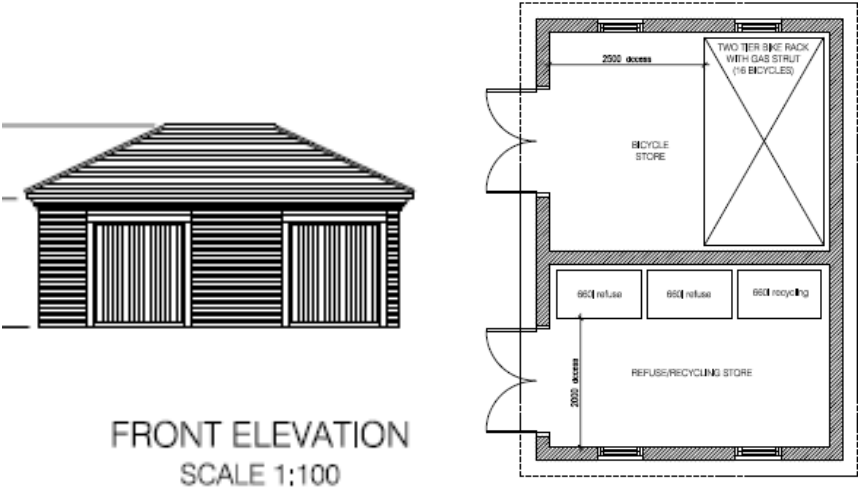
vehicle charging points should be incorporated sensitively within development proposals and their landscaping by ensuring that:

- i. the design and layout is visually subservient to the main property and not obscure or dominate the house frontage or approach; and
- ii. the visual impact on the wider streetscape is softened with adjacent planting.

There is a large area of hardstanding to the front of the existing dwelling on site. A 1.8m high timber closed boarded fence is proposed along the front boundary of the application site (replacing an existing fence), set behind an existing grass verge which would be retained. The proposed 1.8m high fence would provide screening to the proposed communal parking area, whilst not appearing out of keeping in the streetscene, where there are a mix of wooden fences and railings denoting front boundaries, with mature planting either in front of or behind the means of enclosure. Black metal entrance gates 2m in height are proposed at the vehicular access, supported by brick piers 2.3m high. The provision of gates would also not appear out of keeping in the streetscene, where there are numerous examples of both solid wooden and iron railing entrance gates, supported by piers. Soft landscaping is proposed around the building and communal parking spaces, details of which will be secured by condition.

9.21 The Streetscene SPD states that "bin stores for flats need careful and sensitive design..the use of similar materials to surrounding buildings is important...bin stores should be subservient to the main building line and setback from the street reducing the visual impact". The size of the proposed bin/cycle store has been amended during the course of the application to reduce the size of the bin store so that it is no larger than functionally required. The store would be sited between 16m and 18m from the front boundary of the site, of subordinate design, set back beyond the front elevation of the proposed building and with a ridge height of 4m. It would be constructed from brick and roof tiles to match those of the proposed flatted development it would serve, in accordance with the Council's Streetscene SPD.

Bin/cycle storage proposed



9.22 The proposal would not harm the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD, the Design and Streetscene SPDs, the Winkfield Neighbourhood Plan (Referendum version) and the NPPF.

iv. Transport

9.23 Coronation Road is a classified, unnumbered road and, across the site frontage, Coronation Road has a 60mph speed limit, requiring visibility splays to be provided to Design Manual for Roads and Bridges (DMRB) standards.

9.24 During the course of the application the proposed access/access gates have been widened to allow for 2no. vehicles to pass. Details of the proposed gate control/call mechanism have also been provided including access for emergency vehicles and deliveries. The gates as proposed would be set back over 7m from the edge of the highway.

9.25 Two parking spaces per dwelling plus one visitor parking space are proposed; this accords with the Council's Parking Standards SPD. Cycle parking is proposed within a secure store for 16no. cycles, also to standard. The provision of parking and cycle parking can be secured by condition.

9.26 The formation of a widened access will require a Section 278 highway agreement with the Highway Authority which should also be secured in a S106 agreement.

Waste and recycling

9.27 The Council's Waste and Recycling Team consider that appropriately sized communal bins and storage is proposed. The communal bins can be picked up from the bin store and returned once emptied so that a collection point is not required on site.

9.28 Subject to the imposition of conditions, the proposal would not result in highway implications, in accordance with Saved Policy M9 of the BFBLP, CS23 of the CSDPD and the NPPF.

v. Trees

9.29 Trees on and adjacent to the site are covered by confirmed Tree Preservation Order 457A.

9.30 The layout of the proposed development would be acceptable from an arboricultural perspective, subject to the provision of a detailed underground service layout existing/reused and new to ensure retained/new planting or existing trees are not compromised and new soft landscaping/tree planting can be provided on site. Details of services can be secured by planning conditions.

9.31 Further conditions are recommended in relation to landscaping and tree protection, including monitoring of protection measures.

9.32 Subject to the imposition of conditions, the proposal would not result in an adverse impact to existing trees, in accordance with Saved Policy EN1 of the BFBLP and the NPPF.

vi. Biodiversity

9.33 A Preliminary Ecological Appraisal and Preliminary Roost Assessment report and a Bat Emergence and Re-entry Surveys report have been submitted to support the application.

Designated sites and priority habitats

9.34 There are not anticipated to be impacts on designated sites or priority habitats. The habitat loss on-site is limited to a small area of modified grassland.

9.35 It is noted from the Tree Protection Plan that there is Rhododendron on-site, including an area which will need to be removed to allow for the development. Rhododendron is an invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 and therefore it needs to be appropriately controlled and disposed of.

Protected species - Bats

9.36 The existing building has been subject to three emergence/re-entry surveys in line with bat survey guidelines. It has been identified as a day roost for small numbers of common and soprano pipistrelle bats. The work will therefore need to take place under a licence, and mitigation will need to be in place.

9.37 Further information is required to ensure suitable mitigation is in place for the loss of the roosts. Appendix 4 of the BERS report only shows a single location for a mitigation bat box, but two are required. These could be built into the building as these are likely to be longer lasting and more secure than those mounted on trees. The type/specification of boxes should also be given to ensure the boxes installed are appropriate for the species.

9.38 Elevation drawings have subsequently been provided which show three bat tubes which are to be incorporated into the proposed building. These are considered appropriate mitigation/compensation for the loss of three day roosts in the existing building, in line with standing advice and alongside tree mounted bat box provision, will also provide an ecological enhancement.

9.39 The measures described in the Bat Emergence and Re-entry Surveys report will also need to be followed, subject to any amendments which may be required during the licencing process. These include the provision of tree mounted bat boxes ahead of works commencing to provide a receptor for any bats found during the work, a toolbox talk and hand-removal of roosting features.

9.40 As there is bat activity onsite, a sensitive lighting scheme will also need to be secured by condition.

Other species

9.41 The building supports nesting birds (identified as a blackbird nest during the bat surveys). The demolition work should take place outside breeding bird season or after a check by a qualified ecologist.

9.42 Precautionary measures are recommended for reptiles and hedgehogs and enhancement measures for stag beetles, including log piles.

9.43 A CEMP should be secured by condition to cover precautionary measures for protected species and removal of rhododendron and a sensitive lighting scheme should be secured to minimise impacts of the development on nocturnal species.

9.44 Subject to conditions, the development would protect and enhance biodiversity, in with policies CS1 and CS7 of the CSDPD and the NPPF.

vii. Drainage

9.45 The site is located within Flood Zone 1. The site is also at low risk of surface water flooding and sited within the lowest groundwater flood risk. The site is considered to be at low risk of flooding, such that the Sequential Test is not required.

9.46 A planning condition is recommended to ensure that the development incorporates surface water drainage that is SuDS compliant.

viii. Energy sustainability

9.47 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement in relation to water usage. A planning condition is recommended in relation to the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

ix. Thames Basin Heaths Special Protection Area (SPA)

9.48 In accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) Bracknell Forest Council (BFC) has carried out a Habitats Regulations Assessment of the proposed development.

9.49 The following potential adverse effects on habitats sites were screened out of further assessment:

- Loss of functionally linked land (TBH SPA)
- Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park)
- Special Area of Conservation (SAC), Thursley, Ash, Pirbright and Chobham SAC and Chilterns Beechwoods SAC)

Recreational pressure on the TBH SPA was screened in for Appropriate Assessment.

9.50 BFC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (TBH SPA) along with any larger developments comprising over 50 net new dwellings within the 5-7km zone is likely to have a significant effect on the integrity of the TBH SPA, either alone or in-combination with other plans or projects.

9.51 This site is located within the 400m-5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.52 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to BFC towards the cost of measures to avoid and mitigate against the effect upon the TBH SPA, as set out in BFC's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD) (April 2018). The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the TBH SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.53 In this instance, the development would result in an increase of four x 3-bedroom dwellings and two x 2- bedroom dwellings replacing the existing 5+ bedroom dwelling within the 400m-5km TBH SPA buffer zone which results in a total SANG contribution of £26,948.

9.54 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £3,595 which is also calculated on a per bedroom basis.

9.55 The total SPA related financial contribution for this proposal is £30,543. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until BFC has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with South East Plan saved Policy NRM6, saved policy EN3 of the Bracknell Forest Borough Local Plan (2002), Policy CS14 of the Core Strategy Development Plan Document (2008), the Thames Basin Heaths Special Protection Area Supplementary Planning Document and the National Planning Policy Framework.

x. Community Infrastructure Levy (CIL)

9.56 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.

9.57 CIL applies to any new build including the creation of additional dwellings.

9.58 The site lies within the charging zone of the Northern Parishes.

10. CONCLUSION

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

10.2 The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed flats. The proposal would also not adversely impact upon the character and appearance of the surrounding area.

10.3 No adverse highway safety implications would result, with sufficient on-site parking provision, cycle and bin storage all to be secured by planning conditions.

10.4 Planning conditions are also recommended to protect trees, protect and enhance biodiversity and restrict water usage.

10.5 A legal agreement is required to secure contributions for SPA mitigation and highway requirements.

10.6 The application is therefore recommended for approval, subject to the completion of a legal agreement.

11. RECOMMENDATION

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

- i. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA; and

- ii. A requirement to enter into an agreement with the Highway Authority under Section 278 of the Highways Act 1980 for the formation of the widened access onto Coronation Road before occupation of any dwelling on the development;

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

Drawing no. A1/229/10 Rev B (proposed ground floor plan) received 30 August 2023

Drawing no. A1/229/11 Rev C (proposed first floor plan) received 30 August 2023

Drawing no. A1/229/12 Rev B (proposed second floor plan) received 30 August 2023

Drawing no. A1/229/13 Rev C (proposed roof plan) received 30 August 2023

Drawing no. A1/229/14 Rev C (proposed site plan) received 30 October 2023

Drawing no. A1/229/15 Rev B received 30 August 2023

Drawing no. A1/229/16 Rev C (proposed bicycle/bin store) received 30 October 2023

Drawing no. A1/229/18 Rev D (proposed landscaping) received 30 October 2023

Drawing no. A1/229/19 Rev C (proposed entrance gates) received 30 October 2023

Drawing no. A1/229/20 Rev C (proposed site plan comparison) received 30 October 2023

Drawing no. A1/229/21 (proposed bat boxes) received 2 October 2023

Vivara bat box midi received 2 October 2023

Vivara build in bat tube received 2 October 2023

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be undertaken in accordance with the approved plans/information:

Brickwork -Wienerberger Renaissance Multi Brickwork.

Roof tiles - Spanish Slate.

Windows - Georgian style white UPVC sash windows.

Window sills, surrounds and heads, porticos and balustrades - Portland Cast Stone.

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

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The development hereby permitted shall not be begun until details showing the slab level and finished floor levels of the building in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

REASON: In the interests of the character of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

05. The windows shown on the approved drawings as having obscured glazing shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed shut to a height of 1.7m from floor level.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no additional windows, similar openings or enlargement thereof shall be constructed at first floor level and above in the side elevations of the building hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

07. The 6no. rooflights (3 on each side facing roofslope) or any replacement in the side facing roof slopes of the proposed development shall at all times be not less than 1.7 metres above internal floor level.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

08. The development hereby permitted shall not be occupied until details of hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme. 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. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.

REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies, BFBLP EN2 and EN20, CSDPD CS7]

09. The development hereby permitted shall not be occupied until details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the occupation of any of the flats approved in this permission.

REASON: In the interests of the visual amenities of the area and in the interests of biodiversity.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS1, CS7]

10. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement as approved and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: CSDPD CS10]

11. The development hereby permitted shall not be occupied until the widened means of vehicular access has been constructed in accordance with the approved plans and construction details which have been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

12. The development hereby permitted shall not be occupied until the associated vehicle parking and turning space with two car parking spaces per dwelling and one space for visitors (thirteen spaces in total for the development as a whole) has been surfaced and marked out and provided with electric vehicle charging points with an output of at least 7kW per space in accordance with the approved drawing. The spaces shall thereafter be kept available for parking and turning at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, CSDPD CS23]

13. The development hereby permitted shall not be occupied until at least 16 (one per bedroom) secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans. 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, CSDPD CS23]

14. The development hereby permitted shall not be occupied until on-site refuse storage has been provided in accordance with the approved plans and shall thereafter be retained.

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

[Relevant Policy: Relevant Policy: CSDPD CS13]

15. The development (including demolition and site clearance) hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

(a) Parking of vehicles of site personnel, operatives and visitors

(b) Loading and unloading of plant and vehicles

(c) Storage of plant and materials used in constructing the development

(d) Wheel cleaning facilities

(e) Temporary portacabins and welfare for site operatives

(f) Swept path plans demonstrating that the largest anticipated construction vehicle can arrive in a forward gear, turn around on site and depart in a forward gear onto the adopted highway and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site,

other than those in the approved scheme shall be used for the purposes listed (a) to (f) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, CSDPD CS23]

16. 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]

17. The development hereby permitted shall not be begun (including initial site clearance) until a detailed scheme for the protection of existing trees in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during all construction works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Accurately plotted minimum 'Root Protection Areas' of retained trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision),
- c) All existing and retained soft landscaping areas located within the Minimum Root Protection Areas, clearly/ accurately plotted and annotated to be retained/ unaltered.
- d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a fixed fully braced metal framework, constructed as a minimum in accordance with Section 6, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees and/or proximity to existing structures at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

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]

18. The protective fencing and other protection measures specified by condition 17 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be the correct approved structure/s, maintained fully intact and (in the case of the fencing/ barriers) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other

protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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]

19. The development hereby permitted shall not be begun (including initial site clearance) until a detailed site-specific programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) Induction and personnel awareness of arboricultural matters by the applicants appointed project arboriculturalist.
- b) Clear Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping. To include routine site visits at maximum 4 week intervals
- e) Procedures for dealing with variations and incidents.

The programme of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the local Authority following each visit.

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]

20. The development hereby permitted shall not be begun until:

(i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and

(ii) a programme for the phasing and timing of works have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include:

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soak-aways (where applicable)
- d) Gas, electricity, telecom and cable television.

- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

The development shall be carried out in full accordance with the approved site layout and the approved programme.

REASON: In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

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

21. The development hereby permitted shall not be begun (including site clearance and demolition) until a wildlife protection scheme for construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i) an appropriate scale plan showing where construction activities are restricted;
- ii) details of protective measures to avoid impacts during construction;
- iii) a timetable to show phasing of construction activities; and
- iv) details of persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

The wildlife protection scheme shall be implemented and maintained in accordance with approved details during the duration of operational work.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

22. The development t hereby permitted shall be undertaken in accordance with the recommendations made in the 'Bat Emergence and Re-entry Surveys' report (Arbtech, 2/10/23) and shown on drawing no. A1/229/21 - Proposed Bat Boxes' (Coba Design, 2 October 2023) unless varied by a European Protected Species license subsequently issued by Natural England. In the interests of securing the maximum benefit for biodiversity any variation of the agreed mitigation required by Natural England must not result in the reduction in the quality or quantity of mitigation/compensation provided. Agreed features for roosting bats shall be permanently installed in accordance with the approved details.

REASON: To safeguard protected species in accordance with the NPPF.

[Relevant Plans and Policies: CSDPD CS1, CS7]

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans with vertical calculation planes and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

In the event of the S106 agreement not being completed by 30 April 2024, the Assistant Director: Planning be authorised to either extend the period further or refuse the application on the grounds of:

In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The applicant is advised that the following conditions require discharging prior to commencement of development:

4. Slab level/finished floor level
10. Sustainability Statement
15. Site organisation
17. Tree protection
19. Programme of supervision/monitoring for all arboricultural protection measures
20. Services
21. Wildlife protection scheme

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

8. Landscaping
9. Boundary treatment
11. Vehicular access

No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Time limit
2. Approved plans
3. Materials
5. Obscure glazing
6. Restrictions on additional windows
7. Rooflights
12. Parking and turning
13. Cycle store
14. Refuse storage
16. SuDS
18. Tree protection
22. Bat mitigation
23. No external lighting (unless proposed then details need to be submitted to the LPA)

3. The Highways and Transport Section should be contacted at Time Square, Market Street,

Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknellforest.gov.uk to agree the access construction details and to enter into a Section 278 highway 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.