

Unrestricted Report

ITEM NO: 5

Application No.
23/00488/FUL

Ward:
Binfield South and
Jennett's Park

Date Registered:
2 August 2023

Target Decision Date:
1 November 2023

Site Address:

Land At Junction Of Wood Lane and Forest Road Wood Lane Binfield Bracknell Berkshire

Proposal:

Proposed erection of 38 dwellings (including 35% affordable homes), open space, SuDs, landscaping, biodiversity enhancements, new vehicular access off Forest Road, pedestrian and cycle links and associated infrastructure (as amended from 40 dwellings)

Applicant:

Bloor Homes Ltd. Sharon and Howard Millett

Agent:

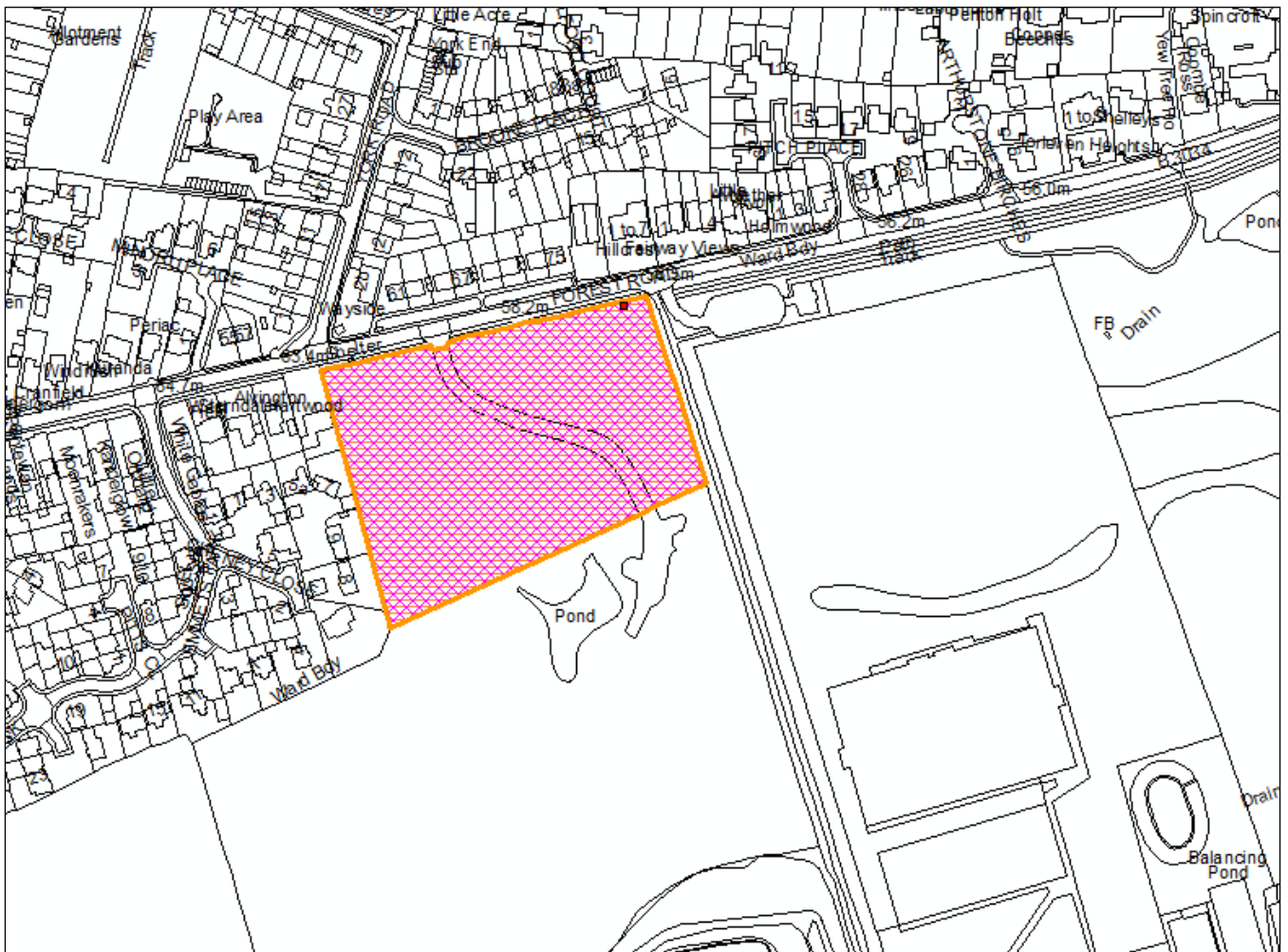
Mr Joseph Hickling

Case Officer:

Katie Andrews, 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 site is identified as a housing allocation within the Local Plan for approximately 40 dwellings. This application proposes a form of development, which is consistent with the proposed allocation, providing a total of 38 dwellings (amended from 40), of which 35% would be provided as affordable.

1.2 The design of the proposed development is considered to be acceptable and responds to the character of the area. It will retain and protect mature tree preservation order (TPO) trees and veteran trees to the Forest Road boundary providing a landscaped buffer of existing hedging to the remaining boundaries. The application is acceptable regarding its impact on neighbour amenity.

1.3 The scheme provides on site passive public open space (OSPV), and through the use of appropriate s106 obligations and conditions, will protect and enhance biodiversity, mitigate its impact on the Thames Basin Heaths SPA and provide appropriate levels of infrastructure.

1.4 The scheme provides a level of parking that meets the Council’s adopted parking standard.

1.5 The scheme would provide 35% affordable housing, with a large number of these units being family homes for rent, which would meet the Council’s priority needs.

RECOMMENDATION
Planning permission be granted subject to the conditions and s106 Agreement as set out 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 more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Settlement and allocated for housing LP11
Sited within the 400m-5km buffer zone of the Thames Basin Heaths SPA
Tree preservation order trees and veteran trees to Forest Road boundary

3.1 The application site relates to land south of Forest Road and east of Cheney Close and forms an allocated site (BIN5) in the local plan. The site lies within the settlement boundary as identified within the development plan.

3.2 The site is well landscaped to its boundaries with 4 oak trees, two veteran trees and trees covered by Tree Preservation Orders fronting Forest Road, dense hedging to the western boundary and further trees and landscaping to the remaining boundaries.

3.3 The site is a field with a temporary construction access crossing the site associated with the works to construct the new golf course at the Blue Mountain Golf Entertainment Centre on land west of Wood Lane.

3.4 To the west of the site are residential properties in Cheney Close, with further residential properties to the northern boundary across the road along Forest Road. To the eastern boundary is the footpath which leads to Kings Academy School and its sport facilities, and to the southern boundary is the golf course associated with the Golf Entertainment Centre.

4. RELEVANT SITE HISTORY

4.1 The planning history for this application site is as follows:

4.2 16/00020/OUT Hybrid planning application seeking (a) outline planning permission for up to 400 additional dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. Approved 15.06.2016.

4.3 17/00031/REM Submission of details of appearance, landscaping, layout and scale for the construction of a Golf Entertainment Centre to comprise a driving range course, refurbished 20 bay golf driving range, a 9no. hole Par 3 golf course/foot golf course and an adventure golf area together with the provision of 18 allotments and associated car parking pursuant to Outline Planning Permission 16/00020/OUT. Approved 20.10.2017

4.4 17/01195/T Formation of temporary construction access from Forest Road (time limited for 36 months) to facilitate construction works at golf entertainment centre on land west of Wood Lane. Approved 05.06.2018.

4.5 21/00698/FUL Full planning permission to extend the time period (limited to 6 months) of the use of the temporary construction access from Forest Road to facilitate the construction works at the Golf Entertainment Centre on Land West of Wood Lane, Binfield (approved under reference 17/01195/T). Withdrawn.

4.6 22/00907/OUT Outline application, (all matters reserved except access) for the development of up to 40 dwellings and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure. Pending.

5. THE PROPOSAL

5.1 This is a full application for the erection of 38 dwellings (including 35% affordable homes), open space, SuDs, landscaping, biodiversity enhancements, new vehicular access off Forest Road, pedestrian and cycle links and associated infrastructure. The application has been amended since it was originally submitted to reduce the number of dwellings from 40 dwellings to 38 dwellings.

5.2 Housing is shown to be a mix of detached and semi-detached two storey dwellings. The mix of proposed houses is 9 x 2 beds, 23 x 3 beds and 6 x 4 beds. This includes the affordable housing mix of 5 x social rent, 4 x affordable rent and 4 x shared ownership houses.

5.3 The plans have been amended since their original submission to reduce the number of houses from 40 to 38 and provide changes to the design of the housing and layout.

5.4 The vehicular access is from Forest Road, in the same location as the construction access previously serving the Blue Mountain development. The access road loops around the site with housing within the middle and to the Forest Road boundary and to the western part of the site. A drainage pond and open space is proposed to the eastern boundary, with TPO trees and veteran trees to the Forest Road boundary provided within a landscaped area. Mature hedging is retained to the site's boundaries, with additional planting proposed.

5.5 Pedestrian and cycle connectivity has been provided onto Wood Lane.

5.6 Overall the proposal will provide 77 on plot parking spaces, 5 garage spaces and 8 visitor spaces. The visitor spaces have been evenly distributed around the site.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council:

6.1 Observations provided:

- The roadways should be adopted as part of highways.
- There is only limited visitor parking which should be increased.

Other Representations

6.2 Eight letters of objection have been received raising the following material matters:

Highways

- increase in volume of traffic
- safety of junction
- lack of parking
- damage to poorly maintained local roads
- some form of traffic control or permanent traffic calming required along Forest Road.
- Strip of land should be reserved for pedestrian access to join Wood Lane
- danger to pedestrians

Design/Character of Area/Countryside

- over development
- insufficient amenity land
- lack of private space
- excessive bulk and scale
- destroying traditional field patterns
- large amount of development has negatively impacted "village" character of Binfield.
- contradicts Blue Mountain SA7 plan – will erode the defined gap between Binfield and Bracknell and is located to northern part of the site.
- land outside settlement – contrary to policy CS9.
- very little detail.

Wildlife/Flooding

- loss of important wildlife habitats
- site prone to flooding.

Infrastructure

- detrimental impact on access to basic services, such as GP services
- land was proposed for SANG for the Blue Mountain development.
- contradicts policy EN8.

Principle

- question whether this development is needed.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection subject to conditions.

Heritage Consultee

7.2 No objections.

Biodiversity Consultee

7.3 No objections subject to conditions.

Drainage

7.4 No objection subject to conditions.

Trees

7.5 No objection subject to conditions.

Environmental Health

7.6 No objection subject to conditions

Waste

7.7 No concerns over the layout for waste collection. The bin collection points for properties are of sufficient size and all properties along the adopted highway will need to present bins to the kerbside.

Housing Officer

7.8 Based on 38 dwellings, happy with the mix proposed – 13 units and a commuted sum. Proposed mix is in line with policy LP16. 1 x wheelchair accessible dwelling proposed.

Berkshire Archaeology

7.9 It is recommended that a pre commencement condition is imposed to carry out an archaeological investigation.

8. DEVELOPMENT PLAN

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

Development Plan policies relevant to the consideration of the application:
LP1 (Spatial Strategy)
LP2 (Settlement hierarchy)
LP 3 (Sustainable development principles)
LP 4 (Provision of housing)
LP 5 (Sites allocated for residential/mixed use development)
LP 11 (Land south of Forest Road and east of Cheney Close, Binfield)
LP25 (Transport principles)
LP27 (Climate Change)
LP28 (Design Principles)
LP 29 (Conservation and enhancement of the historic environment)
LP32 (Thames Basin Heaths Special Protection Area)
LP38 (Accessible and adaptable dwellings)

LP40 (Housing mix)
LP50 (Design)
LP53 (Biodiversity)
LP54 (Protection and enhancement of trees and hedgerows)
LP55 (Sustainable construction)
LP57 (Sustainable Drainage Systems (SuDS))
LP 58 (Pollution and hazards)
LP60 (Assessing transport impacts and requirements)
LP62 (Parking)

8.2 The Binfield Neighbourhood Plan was adopted 2016. The relevant policies from this which are considered consistent with the NPPF are:

Policy TC1: Provision for cycling and walking

Policy TC2: Improvements to key local junctions and pinchpoints

Policy C01: High speed broadband

Supplementary Planning Documents (SPD):
Parking Standards SPD (2016)
Design SPD (2017)
Thames Basin Heath SPA SPD (2018)
Character Area Assessments SPD (2010)
Other Publications:
National Planning Policy Framework (NPPF)
Planning Policy Guidance (NPPG)

9. PLANNING CONSIDERATIONS

The key issues for consideration are:

- i. Principle of development
- ii. Design
- iii. Residential amenity
- iv. Trees and Landscaping
- v. Heritage and Archaeology
- vi. Highways
- vii. Drainage
- viii. Impact on Biodiversity
- ix. Affordable Housing and Dwelling Mix
- x. Thames Basin Heath Special Protection Area (SPA)
- xi. Sustainable Construction
- xii. Accessibility
- xiii. CIL and Securing Necessary Infrastructure

i. Principle of development

9.1 The site is allocated for housing under Policy LP 11 (Land south of Forest Road and east of Cheney Close, Binfield) of the Local Plan 2024. Para 11 of the NPPF advises that development proposals that accord with an up-to-date development plan should be approved without delay. The proposal is therefore acceptable in principle subject to meeting the requirements of the policy.

9.2 The Local Plan allocated the site for approximately 40 residential units including 35% of the units as affordable homes, with the land forming an extension to the settlement of Binfield. Therefore, the site now does not fall within the Countryside. This application proposes 38 dwellings and 13 affordable units in compliance with Policy LP 11.

- 9.3 Policy LP 11 also requires:
- consideration of areas at risk from all sources of flooding
 - the protection and enhancement of trees, green infrastructure
 - a minimum 10% biodiversity net gain to be provided
 - habitat connectivity through the site and wider area
 - a strong physical boundary to the defined settlement to be retained and strengthened
 - archaeological impacts to be avoided and mitigated
 - measures to avoid and mitigate the impact of residential development on the Thames Basin Heaths Special Protection Areas.

9.4 The principle of the development is therefore acceptable, subject to the application meeting the requirements of Policy LP 11 and the other material considerations considered below.

ii. Design

Layout



9.5 The site is currently an open field, with mature trees and hedging to its boundaries, with a construction access previously serving the Blue Mountain development. Detached two storey houses lie to the west of the site, with a mixture of semi-detached bungalows and detached houses to the north.

9.6 The proposal would result in residential development which is accessed from Forest Road by one vehicular access. The Forest Road frontage, which is the northern edge of the site, is highly sensitive. It is green and mature with four TPO trees, two of them being veteran trees, which are all proposed to be retained and protected in compliance with Policy LP 11 which requires their retention. This is also the case for the mature hedgerows which are located to the other boundaries of the site, with only limited removals being proposed to allow the access and pedestrian access to Wood Lane.

9.7 To the west, the site is bounded by two storey houses, with mature hedging to the northern part of this boundary. The Wood Lane footpath/cycle path lies to the east of the site, with a significant mature hedge along this boundary, which is to be retained and protected along with open space and a SuDS pond.

9.8 To the southern boundary the site meets with the Countryside. Along this boundary the housing is set back and existing landscaping is retained with additional planting and drainage features.

9.9 By retaining the green boundaries there is a green link throughout the site which provides substantial and defensible boundaries to the countryside, with the site now forming part of the settlement. The proposal would change the character of the site, continuing the housing from the west across the open field, however the change was acknowledged when the site was allocated for up to 40 dwellings.

9.10 The housing has been designed to front Forest Road with two storey dwellings addressing Forest Road, although set back with landscaping in front, which softens their appearance. As discussed above the mature trees have been retained which has created a green buffer to the northern boundary fronting Forest Road.

9.11 The housing responds to the access road by facing onto it and further within the site when leading down to the shared surface and path to the rear of the site which faces the countryside. The houses to the east of the site face out over the open space. A cul-de-sac arrangement is proposed, which isn't dissimilar to the housing to the east. The 38 houses can be accommodated on the site, whilst maintaining the mature trees and hedging and providing large landscape sections to soften the development.

9.12 Each house has a suitable landscaped frontage, with a private amenity area to the rear.

9.13 The submitted plans show a mix of different sized properties with a mix of 9 x 2 bed houses, 23 x 3 bed houses and 6 x 4 bed houses. They are in the form of detached and semi-detached dwellings and are two storeys in height, apart from one single storey bungalow. They have been set apart at suitable distances and seven dwellings would have single storey detached garages. The parking has been designed to be on plot and to the front of dwellings, with visitor parking distributed around the site, with landscaping included within the layout to soften it.

House Design and Street Scenes

9.14 Most of the development has been designed to be two storeys, apart from one bungalow located in the southeast corner of the site. The scale of the development is reflective of the surrounding area, which is predominantly two storeys, with some bungalows located directly opposite the site.

9.15 The housing has been designed to use traditional materials, with pitched roofs. Some dwellings have chimneys, with all having porches and brick banding, and some dwellings having a brick decorative eaves feature. Three units located in visually significant locations, have dual frontages which face two street scenes ensuring natural surveillance and interest is provided. A bungalow is located to the south of the site which would side onto a footpath. Whilst this doesn't overlook the footpath this requirement needs to be balanced against the privacy of the occupants. In this instance, the remainder of the footpath would be overlooked by five dwellings, with the property at the end of the path, plot 22, providing a dual frontage, with a decorative window at the ground floor level overlooking the shared surface.



Plot 22 – Example of a dual fronted dwelling

Materials

9.16 Materials are shown as a mixture of red or red multi brick, with some render and a mixture of red, brown and grey roof tiles. The houses would be traditionally detailed with cills and heads to windows and the garages constructed of brick. Samples of the brick haven't been submitted so this matter can be dealt with by means of a condition.

Street scene Forest Road



Street scene facing countryside



Street scene facing open space



9.17 It is acknowledged that the proposal for 38 houses would have some impact upon the character and appearance of the site; however, the site has been allocated for up to 40 houses and account has to be taken of the impact on the existing built development surrounding the site. It is considered that the development has been designed to contribute positively to the character and appearance of the area, principally the mature trees/hedging on the site's boundaries being retained through the proposed layout. Open space has been secured to the east/south of the site which allows a transition to the countryside. The proposal is considered to comply with Local Plan Policies LP 28, LP 50 and the Design SPD.

iii. Residential amenity

9.18 Local Plan policy LP50 states that development should not adversely affect the amenity of surrounding properties. The NPPF at paragraph 127(f) states that developments should ensure a high standard of amenity both for existing and future users.

9.19 Neighbouring dwellings are located to the western boundary in Cheney Close and to the northern boundary along Forest Road. Generally, the properties back or side onto the application site within Cheney Close.

9.20 The proposed development has the side of the houses facing the neighbouring dwellings, with some areas of parking or garaging. Where existing boundaries are relatively open with the existing field a close boarded fence can be secured and the existing dense hedging is proposed to be maintained so a loss of privacy will not occur.

9.21 In relation to Hartwood this property would have plots 1 and 12 next to their boundary. There would be a distance of 19 m from the rear of plot 12 to the rear of Hartwood, and in view of the staggered relationship this distance would prevent significant overlooking, loss of light or an overbearing impact.

9.22 In relation to no.7 Cheney Close there is a distance in excess of 30m from the rear of plot 1 to no.7 and plot 12 has no habitable side windows facing no.7. It has been set off the side boundary by at least 6m, which prevents a significant overlooking, loss of light or an overbearing impact.

9.23 In relation to no.6 Cheney Close this property would have plot 13 located to the rear of their garden. Plot 13 has been set back so would not result in an overbearing impact or loss of light and would be separated to no. 6 by 18m, with the garden proposed to plot 13 laying to the rear of no.6.

9.24 No.8 Cheney Close would be separated from plot 15 by at least 17m in a staggered relationship, with the single storey garage separated 13m from the rear of no.8, preventing a significant overbearing impact or loss of light.

9.25 The dwellings which side onto the neighbouring properties boundaries do not have any habitable room windows facing at the first-floor height. These generally serve bathrooms and are proposed to be conditioned to be obscure glazing and opening only 1.7m off the finished floor level.

9.26 The proposed dwellings would not be overbearing or give rise to unacceptable levels of overlooking or loss of light to any existing residential properties. The proposed development is therefore not considered to materially harm the amenity of surrounding properties and would therefore be in accordance with Local Plan policies LP28 and LP50 and the Design SPD.

Future occupiers

9.27 In terms of an impact on future occupiers of the development the houses have been laid out to achieve suitable levels of light and outlook, with each house receiving a private amenity area to allow outside activities to occur.

9.28 The proposed site is close to a relatively busy road, with new development locally, which includes a school and sports facilities, with the Multi Use Games Area (MUGA) being located directly east of the site and could be a source of noise impact. The applicant will need to assess noise and submit a suitable scheme for protecting residents homes and amenity spaces from excessive noise exposure. A condition is recommended to secure this.

9.29 Light from the nearby MUGA is likely to be visible to the properties adjacent, however the MUGA was designed to minimise light spill and condition 49 on that consent 16/00020/OUT controls the times of lighting of the MUGA. The proposed dwellings should not be exposed to excessive light onto their properties, and the proposed layout is designed to help minimise the impact of light, as the gardens are located on the opposite side so that they are shielded from the noise and light that may be associated with the MUGA.

9.30 The Environmental Health Officer has advised that there are no concerns about the air quality impacts of the development or upon future occupants of the site due to local air quality, following the submission of an air quality assessment.

Contaminated Land

9.31 A phase 1 contamination assessment has been submitted with the application which shows there are some potential risks which need further investigation. The Environmental Health Officer has recommended that a condition should secure this.

iv. Trees and Landscaping

9.32 Local Plan Policy LP 11 seeks the protection and enhancement of trees and green infrastructure.

9.23 The application has been supported by a tree survey. Limited tree/hedge removal is proposed. Tree T6 is proposed for removal which has been categorised as a U class tree, in poor condition, with some limited removal of existing hedging also proposed to facilitate the access into the site, footpath/cycle link onto Wood Lane and space within the site. One tree (T5) is proposed to be crown lifted.

9.24 There are mature trees which mark the Forest Road boundary, with four individual trees protected by a Tree Preservation Order (TPO), trees T1, T2, T3 and T10. T1 and T10 are also veteran trees. Advice from Natural England recommends that any development

should be kept as far as possible from veteran trees, leaving a buffer at least 15 times larger than the diameter or 5m from the edge of its canopy, if this is greater. The Council's Arboricultural Officer, has confirmed that the buffer zone that has been provided in respect of the veteran tree and protection of the TPO trees is acceptable

9.25 In regard to landscaping, significant landscaping has been proposed to the southern boundary, which connects to the countryside. The existing hedging and trees are retained with additional tree planting and landscaping proposed. Significant landscaping is proposed to the eastern boundary, where the SuDS pond is located with the protection of the existing hedging. The boundary to Forest Road proposes additional tree planting, along with hedging and low-level planting. Soft landscaping is provided to the front of each of the houses in the form of grass, and low level and ornamental planting. These matters can be secured by conditions.

9.26 Passive open space will be provided on site, which includes a drainage pond which will be integrated into the landscaping, and space to allow informal play/recreation. Active open space will be secured by a planning contribution.

9.27 Overall, the proposal is considered to have protected and enhanced the existing green infrastructure on the site, only one tree is proposed for removal which is classified in poor condition, and the tree works and hedge removal is limited to facilitate the development. Additional planting is proposed throughout the site, with the edges of the site increasing the green infrastructure throughout the site. The proposal is considered to comply with Local Plan Policies LP 11 and LP 54.

v. Heritage and Archaeology

Listed Buildings

9.28 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the local authority has a general duty in respect of listed buildings in its exercise of planning functions to consider whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

9.29 The application site does not contain any designated or non-designated heritage assets and therefore any impacts would be settings' impacts. There are five Grade II Listed Buildings and one Grade II* Registered Park and Garden (RPG) within the vicinity of the site.

Listed Buildings

- The Terrace [1390310] circa 360 metres to the west - Grade II Listed
- Acacia Cottage [1390266] circa 300 metres to the west - Grade II Listed
- Stag and Hounds Public House [1390275] circa 320 metres to the east - Grade II Listed
- Underwood Cottage [1390254] circa 500metres to the south-west - Grade II Listed
- Binfield Manor [1390267] circa 600 metres to the east - Grade II Listed
- Newbold Manor (Moor Close) circa 730m to the south – Grade II Listed

Registered Historic Parks and Gardens

- Moor Close – Grade II* Registered Historic Park and Garden - circa 670 metres to the south

Locally Listed Buildings (Non-Designated Assets)

- Binfield Free Church [DRM 2884]
- 1-2 Chapel Road [DRM 2885]
- Salisbury Hall within the Newbold College complex [DRM 2886]:
- War Memorial at St. Mark's Church [DRM 2888]

9.30 A Heritage Statement for the proposed site was prepared by the Environmental Dimension Partnership Ltd which sets out the relationships and impacts of the proposals on the historic environment.

9.31 The Heritage Statement concludes that, on the basis that the site does not form part of the surroundings in which the designated heritage assets are experienced, the site does not constitute an element of the surrounding heritage assets 'wider setting' and does not make a contribution to their heritage values. None of the five Grade II listed buildings or the Grade II* RPG within the site's wider surroundings would be affected by the proposed development of the site. It is therefore concluded that none of the six designated assets would be harmed by the proposals. Additionally, neither would the locally listed buildings within the site's surroundings be harmed by the proposed development.

9.32 On the basis of the lack of intervisibility with the site, the lack of historic relationships to the site and the large distances separating the site from the surrounding designated and non-designated heritage assets, there are no objections to the proposals based on their impact on the historic built environment in compliance with Local Plan Policy LP 29.

Archaeology

9.33 Following consultation with Berkshire Archaeology they have advised that:

“ there are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology’s Historic Environment Record. The applicants have submitted a desk-based assessment that highlights that the site may have a moderate potential for prehistoric and Roman archaeology. The DBA highlights that the potential on site will have been impacted by earlier agricultural activity, and the Environment Agency LiDAR data shows the remains of probably late post medieval or modern ploughing on site. However, the evidence from early mapping shows the site as common land, through to the early 19th century, so it appears likely that these impacts will only have been ongoing through the last 200 years or so. Archaeological evaluation immediately to the east of the site showed topsoil depths of 30 – 45 cm, and so archaeological features cut into the natural London Clay bedrock may be expected to survive unimpacted by ploughing. The creation of a modern access track through the site in the last few years may have truncated deposits beneath its footprint if the sub-base for the track needed to be excavated to this depth.

Although this is a moderate scale development, the plot seems never previously to have been developed and is therefore undisturbed. As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that a condition is applied, should permission be granted, in order to mitigate the impacts of development. This is in accordance with Paragraph 211 of the NPPF(2023) which states that local planning authorities should ‘require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible’.”

9.34 An appropriately worded condition is recommended.

vi. Highways

Access

9.35 The access arrangements at the junction of the site with Forest Road are broadly acceptable and the exact final detail can be dealt with via condition and through the S278/38 agreement that will be required for any planning permission that may be granted. The access has been designed to ensure that vehicles can safely pass each other at the junction and caters for deliveries as well. Pedestrians and cyclists are accommodated from the cycle route on Forest Road on routes adjacent to the access road.

9.36 Inside the site the road layout has been altered slightly and the eastern section provides a dedicated footway and cycleway and a dedicated link to Wood Lane. This provides a good link for residents and the wider public to gain access to Wood Lane and may be used in due course by those accessing the school and community centre as well as the wider area. The western section of road has been designed in part as a formal road and shared surface. A raised table has now been included to help control road speeds approaching the shared surface which is acceptable and the verges are planted to reduce the potential for parking on them.

9.37 There are two sections of verge opposite plot 17 and 18 that appear to be grassed and this needs to be updated to show low level planting. Other detailed recommendations about the appropriateness of landscape planting is provided and the required changes can be addressed as part of any landscaping scheme secured by condition.

9.38 The majority of the internal road will be sought for adoption but there are several private areas that will need to be managed privately. The Highway Authority confirm that the main internal road layout serving the site and the houses is adequate for the scale of the development subject to suitable conditions and S106 obligations.

Parking

9.39 Parking for the units is to standard and some units have additional garages that are not required to meet the parking standard. It should be noted that these slightly smaller garages do not have any pedestrian doors and these should be added so that they can be easily used for cycle storage and remove the need to pass by a parked vehicle in front with a cycle.

9.40 Seven visitor parking spaces are provided to standard and are well distributed around the site, which is welcomed.

9.41 Cycle parking for each unit will be required and either garages or stores in the gardens can be used. This can be conditioned but it is noted that stores are indicated on the site layout and that garden gates and rear access is available to the properties. *Traffic Impact*

9.42 The transport statement (TS) has considered the likely peak hour impact of the proposal and around 18 -19 two way movements are expected in either morning or evening peak hour. The trip rates used to derive this are robust and a fair reflection of the location of the site. The TS has looked at the impact the site traffic would have on the wider road network and the local junctions which are expected to be the most sensitive to additional traffic. This analysis has been undertaken using the traffic forecast from the BFC traffic model.

9.43 The analysis has considered the impact on the roundabout at Terrace Road and Forest Road, the site access with Forest Road, Forest Road junction with Church Lane and Forest Road junction with Binfield Road. Whilst some of these junctions' experience capacity issues at peak times the addition of the traffic from this site does create a severe impact on the junctions. However, the cumulative impact along with other proposals in the area should be appropriately mitigated.

9.44 The Highway Authority have identified that some minor modifications are possible to some of the junctions along this corridor and are required to mitigate the impact of the growth in traffic from development and in that regard, contributions will be sought from this proposal to help deliver such improvements over the course of the local plan period. Mitigation funding may also be sought to help fund public transport or pedestrian cycle improvements in the locality to help promote the use of such modes of travel.

9.45 In view of the above, the application is considered to have addressed Local Plan Policies LP 25, LP 60 and LP 62 and would not result in an impact on the highway or highway safety.

vii. Drainage

Sequential Test

9.46 The site is at risk of surface water flooding, which would ordinarily require a sequential test, however, the site has been allocated in the Bracknell Forest Local Plan, hence a sequential test is not required as the site were tested under the Local Plan process.

Flood Risk Model and Assessment

9.47 The applicant has undertaken detailed flood modelling of the site to refine the EA flood model.

9.48 The updated fluvial model confirms that the southeast corner of the site is located within the 1 in 100 annual probability, 1 in 1000 annual probability flood extents and the 1 in 100 annual probability plus climate change extents. The southeast corner of the site is therefore considered as Flood Zone 3. The fluvial flood risk extents do not affect the proposed dwellings.

9.49 A pluvial flood model also confirms that the southeast corner of the site is shown to be at a 'high' risk of surface water flooding. Two proposed dwellings are located in the flood risk extent.

Flood Mitigation Measures

9.50 Flood levels has been confirmed to be 56.3m AOD. Drawing A229-A-401 RevP2 has been submitted with revised finished floor levels of the two dwellings affected by surface water flood risk of 56.9mAOD.

9.51 It is proposed that an area of floodplain compensation will be provided along the southern boundary of the site, on a level for level basis to ensure no impact on net floodplain storage. Details are required of the flood compensation to be secured by a planning condition and details of seasonal groundwater monitoring to determine ground water levels and the effect on attenuation and compensatory storage.

Surface Water Drainage Strategy

9.52 BGS maps shows the site is underlain by largely London Clay Formation and Claygate member, with no superficial deposits hence it can be concluded that infiltration SuDS is not feasible. Attenuation is proposed via an attenuation basin.

9.53 Hydraulic simulation results have been submitted; however, network and attenuation input details have not been submitted, which are required to be submitted under a condition. The drainage details are proposed to be conditioned.

Existing Ditch

9.54 Appendix 5 of the Flood Risk Assessment demonstrates the impact on the ditch and the maintenance of the ditch along the boundary is the riparian responsibility of the applicant which is to be secured by a condition.

9.55 In view of the above the drainage officer is satisfied that the development will not increase the flood risk either on this site or to neighbouring properties and complies with Local Plan Policy LP 57 and NPPF and NPPG.

viii. Impact on Biodiversity

Ecological Impact Assessment (EclA)

9.56 The main ecological interest identified at the site relates to the boundary vegetation. The northern boundary supports a small population of grass snakes, and the boundary vegetation supports nesting birds and foraging bats.

9.57 The EclA recommends a number of avoidance measures to be implemented during construction, including the protection of boundary vegetation, phased vegetation clearance and avoidance of breeding bird season. A sensitive lighting scheme is also required, to minimise impact of the development on bats. These matters can be secured by conditions.

9.58 The development is unlikely to impact Great Crested Newts, though a construction environmental plan should be secured by condition to ensure environmental and biodiversity protection during the works.

9.59 The EclA states that swift bricks will be included in the new dwellings to provide an enhancement for biodiversity. These, and/or other enhancements such as bat boxes and log piles, can be secured by condition.

Biodiversity Net Gain (BNG)

9.60 A BNG assessment has been carried out. This shows a 21% gain in hedgerow units, but a 31.5% loss in area habitat units. A further 3 units are required to achieve a 10% net gain. It is recognised that the most ecologically important habitats within the site (namely the hedgerows) have been retained and enhanced and the site layout includes open spaces and a mix of habitat including grassland. Therefore, sufficient efforts have been made to provide onsite habitat. In this instance an offsite solution/offsetting contribution is acceptable, due to when the application was submitted, to offset the remaining loss of units, and this can be secured through a S106 agreement.

9.61 The Landscape Ecological Management Plan (LEMP) provides an appropriate management regime for the site, in order to implement and maintain the proposed onsite BNG. It should be secured in the approved plans and it should be referred to in the S106

agreement used to secure BNG maintenance over 30 years. A S106 contribution will be required for monitoring.

9.62 The application complies with Local Plan Policy LP 53 and the NPPF.

ix. Affordable Housing and Dwelling Mix

9.63 The development will deliver 35% on-site affordable housing provision in accordance with the current policy requirement of 35% and is therefore acceptable. This affordable housing will be secured through a S106 agreement. 35% would require 13.3 units.

9.64 13 dwellings will be provided on site in a mix in compliance with Local Plan Policies LP 11 and Policy LP 16.

9.65 Social rent: 1 x 2 bed, 3 x 3 bed and 1 x 4 bed
Affordable rent: 4 x 2 bed
Shared ownership: 2 x 2 bed, 2 x 3 bed

9.66 For the remaining 0.3% an affordable housing commuted sum will be required. This sum is calculated by comparing the market sale value of a two-bedroom dwelling with the capitalised value of the same unit provided for shared ownership and for affordable rented. The difference in the profit return, is also taken into account, associated with a market sale property compared to the profit return for an affordable home (typically much lower at 6%).

x. Thames Basin Heath Special Protection Area (SPA)

9.67 In accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) Bracknell Forest Council (BFC) has carried out a Habitats Regulations Assessment (HRA) of the proposed development. This assessment is consistent with the Pre-Submission Bracknell Forest Local Plan HRA (March 2021).

9.68 The following potential adverse effects on habitats site were screened in for Appropriate Assessment (AA):

-Recreational pressure from a net increase in dwellings located between 400m to 5km from the Thames Basin Heaths Special Protection Area (TBH SPA).

9.69 In summary, the Appropriate Assessment (AA) has concluded the following:

9.70 Recreational pressure on the TBH SPA – the development is required to purchase SANG capacity from a third party SANG provider and, if it is capacity at the Blue Mountain SANG, potentially to make a financial contribution towards its on-going maintenance unless the SANG is transferred to a third party maintenance company. In that event, there will be no need to make the maintenance payment. The development must also pay a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures which is calculated on a per bedroom basis.

9.71 The applicant **must agree** to enter into a S106 agreement for the 11 dwellings within the 400M to 5km zone to secure adequate SANG capacity from a third party SANG provider and make financial contributions towards its on-going maintenance and SAMM measures. The 11 dwellings must secure 0.20 hectares of SANG capacity and ensure the Blue Mountain SANG is maintained in perpetuity. This SANG is currently in a poor condition and the developer must also rectify this with any outstanding matters otherwise planning permission may be delayed. 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 LP32 of the Bracknell Forest Local Plan and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

xi. Sustainable Construction

9.72 Local Plan policy LP 55 requires development to meet climate change objectives and requires developments to meet a water efficiency standard of 110 litres/person/day. All major schemes for new dwellings will be encouraged to contribute towards the target of net zero carbon for regulated emissions unless it can be clearly demonstrated that this is not viable. An assessment demonstrating how the scheme contributes towards this target can be secured by condition.

9.73 Local Plan policy LP 27 seeks a Climate Change Assessment to be submitted to demonstrate how the principles of the policy have been considered in the application. A Climate Change Assessment has been submitted and it covers the principles within policy LP 27.

xii. Accessibility

9.74 BFLP policy LP 38 seeks new dwellings to be constructed to meet the requirements of Part M4 Category 2, accessible and adaptable dwellings. In addition, developments of more than 10 new build dwellings at least 5% of all dwellings will meet the Part M4(3) (2)(a) standard for wheelchair adaptable dwellings. The applicant has confirmed that 5% of units will meet Part M4(3) (2)(a) standards and compliance with policy LP 38 can be secured through a condition.

9.75 The applicant has proposed 1 wheelchair accessible dwelling, which is a 2-bed bungalow and meets current needs.

The application meets Local Plan Policy LP 38.

v. CIL and Securing Necessary Infrastructure

9.76 Bracknell Forest Council has an adopted Community Infrastructure Levy (CIL). 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. The site lies within the Land at Blue Mountain charging zone, Binfield which applies a £219.81 rate to Class C3 residential development.

9.77 Any development is also required to contribute to the delivery of necessary infrastructure (Local Plan Policy LP 24). Guidance in the Planning Obligations SPD, is relevant. The following matters will be required to be addressed through the s106 obligation:

9.78 Open Space of Public Value (OSPV) - The standard for OSPV is 4.3 hectares per 1000 dwellings. The site is 1.85 hectares (ha) and on site passive and active OSPV would be required at 30% of 4.3ha/1000 persons which is 0.11 ha. The actual provision on site exceeds this amount (0.56 ha). However, there is no on-site Active OSPV provision and some of the on-site passive element is for drainage features. This means the Active OSPV element should be provided in the form of a financial contribution based on the need for the 2ha per 1000 person standard ($38 \times 2.31 / 1000 \times 2 = 0.18$ ha) linked towards off-site Active OSPV projects capable of serving the site. The provision of the on-site Passive OSPV should

be included in the BNG requirement which will require maintenance arrangements to be secured by conditions and planning obligations.

9.79 A planning obligation would be required to secure submission of an OSPV specification prior to commencement which details the provision and ongoing management and maintenance of any on-site open space. If it is agreed that the open space will be transferred to the Council, a commuted sum to cover the maintenance in perpetuity will be required.

9.80 Community Facilities: The development would contribute to the need for enhancement of Community Facilities in the area. The Binfield Community Hub and/or Farley Wood Community Centre are in need of additional funding or other facilities capable of serving the site.

10. CONCLUSIONS AND PLANNING BALANCE

9.81 Policy LP 11 allocates this site for residential development and brings the site within the settlement boundary as an extension to the settlement of Binfield. LP 11 seeks 35% affordable homes, which the application has addressed.

9.82 The site's character will change from an open field to a residential development, which will have an impact on the landscape character of the site. However, it has been designed sensitively with a sympathetic boundary to Forest Road and the wider area and the allocation of the site for residential development in the Local Plan accepts that up to 40 dwellings can be achieved on the site. Policy LP 11 identifies requirements that must be met and these have been addressed throughout the report.

9.83 Flooding/Drainage has been considered in section 9 vii and has been addressed to the satisfaction of the Lead Local Flood Authority. Trees and landscaping have been considered under 9 iv and the proposal protects existing protected and veteran trees and provides increased landscaping, with a net gain in the existing hedgerows. A biodiversity net gain has been provided (see 9 vii) and whilst the full 10% cannot be provided on site, due to the loss of the existing field, an off-site net gain can be achieved by means of an appropriate contribution.

9.84 Habitat connectivity through the site has been demonstrated. The biodiversity report advises that the existing grassland habitat is species-poor but notes the eastern boundary hedge as a species rich hedgerow, which links to the hedging to the southern boundary and northern boundary, and provides foraging habitat for bats, nesting birds, and grass snakes, with the southern hedge continuing outside the site. The site maintains a strong physical boundary to the defined settlement, maintaining the existing landscaping and increasing this along the southern boundary and eastern boundary. The archaeological impacts have been addressed under paras 9.33-9.34 and the Thames Basin Heaths Special Protection Areas have been addressed under 9 x.

9.85 Other material considerations have been addressed in terms of the impact on the neighbouring dwellings, the impact on highways and safety, drainage, biodiversity, affordable housing, sustainability and accessibility.

9.86 The application is considered to be compatible with the relevant adopted policy for the reasons set out in this report and there are no material considerations that would weigh against the approval of the application.

9.87 Therefore, the application is recommended for approval and in compliance with the following Local Plan policies: LP1, LP2, LP3, LP4, LP5, LP11, LP25, LP27, LP28, LP29, LP32, LP38, LP40, LP50, LP53, LP54, LP55, LP57, LP58, LP60, LP62.

11. RECOMMENDATION

Following the completion of Planning Obligations under Section 106 of the Town and Country Planning Act 1990 relating to:

- Measures to avoid and mitigate impact of residential development upon the Thames Basin Heaths SPA to include a sum for future management and monitoring
- Implementation of the LEMP to deliver management of on-site Biodiversity Net Gain
- Biodiversity Net Gain monitoring sum
- Financial contribution to offsite habitat creation/enhancement to off-set area habitat losses
- SuDS management and maintenance including a monitoring contribution
- Affordable Housing
- Securing passive open space on site and contributions towards off-site active OSPV
- Contributions towards community facilities
- Contributions towards highway mitigation works
- Securing private accesses and footpaths (PAF) scheme if roads/cycleways/footpaths to be constructed to adoptable standards but not adopted
- Requirement to enter into S278 and S38 agreements for the construction of the access, connections to Wood Lane and the adoption of key routes through the site.

That 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:

P21-1988_DE-002_01 Site Location Plan
P21-1988_DE_101_S_01 Proposed Layout
P21-1988_DE_101_D_06 Affordable Tenure Plan
P21-1988_DE_103_C House Type Pack
A229-001 P8 Proposed Site Access
A229-A-171 P1 Highway Construction Details

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

03. Prior to commencement of any development above slab level, samples of the external materials including surfacing materials to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.

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

[Relevant Policies: [BFLP LP50]

04. Prior to commencement of any development above slab level, details showing the finished floor levels of the dwellings hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

[Relevant Policies: BFLP LP50]

05 No dwelling shall be occupied until its associated boundary treatments have been provided in accordance with the approved details and retained permanently thereafter.

REASON: In the interests of the appearance of the site.

[Relevant Plans and Policies: BFBLP LP50]

06. No development above slab level works, shall take place 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 agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained and maintained as such thereafter.

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

[Relevant Policy: BFLP LP 27 and LP 55]

07. No development above slab level works, shall take place until a report demonstrating how the development will contribute towards the target of net zero carbon for regulated emissions has been submitted to, and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the report once approved and retained as such thereafter.

REASON: In the interests of the sustainability and the efficient use of resources. [Relevant Plans and Policies: BFLP LP 27 and LP 55]

08. Accessible and adaptable dwellings shall be provided on site as follows:

a) All dwellings shall as a minimum be constructed in accordance with Part M4(2) of the 'Accessible and adaptable dwellings' of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) (as amended).

b) plot 38 will be constructed to meet Part M4(3)(2)(a) standard for wheelchair accessible dwellings)

Prior to the occupation of the dwellings hereby permitted, written verification that the completed dwellings are in accordance with a) and b) above shall be submitted to and approved in writing by the Local Planning Authority. The completed dwellings shall be maintained as such thereafter.

REASON: To ensure that appropriate accessible and adaptable dwellings are provided.

[Relevant Policies: BFLP LP38]

09. The development hereby permitted (including demolition and site clearance) shall not be begun until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs shown to be retained on the approved drawings, 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. Details shall include an approved development layout plan at a minimum scale of 1:200 and show 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) Positions and spreads of existing hedgerows and groups of mature shrubs.

c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.

- d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as “Keep Out - Construction Exclusion Zone”) affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures within the root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent ground compaction and contamination.
- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- 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.

Tree protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works.

The approved tree protection measures shall be installed prior to the commencement of development (including demolition and site clearance) and shall be maintained during the course of demolition and construction works in accordance with the approved scheme and programme.

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: BFLP LP 54]

10. No development (including initial site clearance) shall commence until a programme of supervision and 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;
- b) identification of key personnel and their responsibilities ;
- c) statement of delegated powers;
- d) timing of site visits and methodology of record keeping; and
- 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: BFLP LP 54]

11. No development shall take place until full details of the Surface Water Drainage System, in accordance with Flood Risk Assessment and Drainage Strategy Ref: a229-r014c dated 11 March 2024, have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- i) Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
- ii) Measures to manage the impacts of high groundwater on the hydraulic capacity and structural integrity of the proposed SuDS features and compensatory storage.
- iii) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details and drawings as appropriate; and

- iv) Calculations demonstrating the drainage design can accommodate the design rainfall using FEH rainfall data
- v) A Management and Maintenance Plan for the proposed drainage system to demonstrate how it would be maintained over the lifetime of the development.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

12. No development shall be occupied until details of how the surface water drainage system (inclusive of flood mitigation measures) shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of management body, required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

13. No building or use hereby permitted shall be occupied or the use commenced until the sustainable urban drainage scheme for this site has been completed in accordance with the approved details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

14. Prior to practical completion of any property a verification report by an independent body, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted and approved (in writing) by the Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms, cover systems, CCTV surveys, and as-built drawings. Evidence of the maintenance of the ditch into which discharge of surface water is proposed under riparian ownership responsibilities shall also be submitted.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

15. No development shall take place until full details of flood compensatory and storage measures have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

16. If more than 3 years elapse between the previous great crested newt survey and the due commencement date of works, an updated great crested newt survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

Reason: To ensure the status of great crested newts on site has not changed since the last survey.

[Relevant Plans and policies: BFLP LP 57]

17. 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. 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: BFLP LP 57]

18. No development shall be occupied 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. The approved scheme shall be performed, observed and complied with. An ecological site inspection report shall be submitted within three months of the first occupation confirming the implementation of the approved biodiversity enhancements.

REASON: In the interests of nature conservation

[Relevant Policies: BFLP LP 57]

19. The Landscape Ecological Management Plan ref edp7161_r010c dated June 2024 shall be complied with over a period of 30 years.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFLP LP 53]

20. Prior to the occupation of the development a scheme for protecting the proposed dwellings, gardens and external amenity areas of the approved development from external noise shall be submitted, for written approval, to the Local Planning Authority. The development shall not be occupied until the noise mitigation measures identified in the approved scheme, have been fully implemented. The noise mitigation measures shall be retained and maintained thereafter.

REASON: To protect future residents from noise from external noise.

[Relevant Policies and Plan: BFLPLP58]

21. Prior to the commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be

produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Policies and Plan: BFLP LP 58)

22. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme and prior to the commencement of construction works on site, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Policies and Plan: BFLP LP58)

23. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 21, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 22, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 22.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Policies and Plan: BFLP LP58)

24. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Policies and Plan: BFLP 58)

25. No development shall take place until details of a scheme (Construction/Environmental Method Statement) to control the environmental/construction effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (i) the control of noise
- (ii) the control of dust, smell and other effluvia
- (iii) the control of rats and other vermin
- (iii) the control of surface water run-off
- (iv) the proposed method of piling for foundations (if any)
- (v) proposed construction and demolition working hours
- (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
- (vii) Location of the access for demolition and construction vehicles;
- (viii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (ix) Details of the parking of vehicles of site operatives and visitors;
- (x) Areas for loading and unloading of plant and materials;
- (xi) Areas for the storage of plant and materials used in constructing the development;
- (xiii) Location of any temporary portacabins and welfare buildings for site operatives;
- (xv) Details of any external lighting of the site;
- (xvi) Measures to prevent ground and water pollution from contaminants on-site;
- (xvii) Details of wheel-washing facilities;
- (xviii) Measures to minimise the pollution potential of unavoidable waste;
- (xix) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xx) details of measures to mitigate the impact of demolition and construction activities on ecology; and
- (xxi) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

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

REASON: To mitigate and control environmental effects during the demolition and construction phases and the amenities of the area.

(Relevant Policies and Plan: BFLP Policies LP 58 LP 60)

26. A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the Local Planning Authority in writing. The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.
7. Early mitigation, prior to reserved matters, is recommended which would permit any archaeology found to inform on the design details of this development.

B) The development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

(Relevant Policies and Plan: BFLP LP29)

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

- a) comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations; and
- b) details of semi mature tree planting; and
- c) comprehensive 5 year post planting maintenance schedule; and
- d) underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes; and
- e) means of enclosure (walls and fences etc); and
- f) paving including open spaces, paths, steps and ramps, patios, cycle routes, driveways, parking courts, play areas etc. with details of proposed materials and construction methods; and
- g) details of how the grassed/soft landscaped edges will treated to deter parking

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, As a minimum, the quality of all soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision."

Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFLP 50 and 54

28. 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 without the prior written permission of the Local Planning Authority. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.

REASON: - In the interests of good landscape design and the visual amenity of the area.
[Relevant policies: BFLP LP 50 and LP 54]

29. The following window(s) in the development hereby permitted or any replacement window shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed:

First floor windows on both side elevations of plots 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 36, 38, and the eastern side elevation of plot 22 only.

REASON: To prevent the overlooking of neighbouring properties
[Relevant Policies and Plans: BFLP LP 50]

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level in the side elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) or the parts of the window, opening or enlargement which are clear glazed are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFLP LP 50]

31. The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policies: BFLP 62]

32. No gates shall be provided at the Forest Road vehicular accesses to the site.

REASON: In the interests of highway safety.
[Relevant Policies: BFLP 25]

33. No dwelling shall be occupied until the associated vehicle parking and turning space(s) for the dwelling has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Identified parking courts shall not thereafter be used for any purpose other than parking and turning.

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: BFB LP 25]

34. No building/dwelling hereby permitted shall be occupied until a means of access to it for pedestrians and cyclists has been constructed in accordance with the approved plans.

REASON: In the interests of accessibility and to facilitate access by pedestrians and cyclists.
[Relevant Policies: BFLP LP 25]

35. There shall be no restrictions at any time on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, the dwellings hereby permitted.

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

[Relevant Policies: BFLP LP 62]

36. The development shall not be occupied until secure and covered cycle parking spaces for residents have been provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority, and in the locations identified on the approved plans for cycle parking within the development.

The cycle parking facilities shall thereafter be retained.

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

[Relevant Policies: BFLP LP 62]

37. The development shall not be occupied until evidence has been provided to and agreed in writing by the Local Planning Authority that the development will be served by a superfast broadband (fibre optic) connection. Where it can be demonstrated that this would not be possible, practical or economically viable, through consultation with Next Generation Access (NGA) Network providers, sufficient and suitable ducting shall be provided within the site and to the property to facilitate ease of installation at a future date. The agreed details shall be fully integrated into the proposed development and retained therein.

REASON: To provide high speed broadband

[Relevant Policies: Policy CO1 of the Binfield Neighbourhood Plan 2015-2026]

In the event of the S106 agreement not being completed by 18th October 2024, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

01. 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 LP 32 of the Local Plan 2024 and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

02. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space and community facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway measures, open space, and community facilities, the proposal is contrary to policies LP 25, LP 44, LP 45, LP 60 of the Local Plan 2024 and to the Planning Obligations SPD and the NPPF.

03 In the absence of a planning obligation to secure a biodiversity net gain which would deliver measurable improvements for biodiversity by creating or enhancing habitats in association with the development the proposal is contrary to policy LP53 of the Local Plan 2024.

04 In the absence of a planning obligation to secure an appropriate level of affordable housing the proposal is contrary to policy LP16 of the Local Plan 2024.

05 In the absence of a planning obligation to secure payments to monitor the required SuDS scheme it has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to policy LP 57 of the Local Plan 2024.

Informatives

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

02. The applicant is advised that the following conditions require discharging prior to commencement of development: 7, 8, 9, 10, 14, 21, 22, 25, 26

The following condition requires discharging prior to the commencement of development above slab level: 3, 4, 5

The following conditions require discharge prior to the occupation of the dwellings hereby approved: 6, 11, 12, 13, 18, 20, 33, 36, 37

No details are required to be submitted in relation to the following conditions; however, they are required to be complied with: 1, 2, 19, 29, 30, 31, 34, 35