

ITEM NO:

Application No.

15/00826/OUT

Site Address:

Ward:

Great Hollands South

Date Registered:

8 September 2015

Target Decision Date:

8 December 2015

**The Hideout West Road Wokingham Berkshire RG40
3BT**

Proposal:

Outline application for the erection of 112 no. dwellings (Class C3), family respite, family treatment and outreach hub (Class C2/D1 Use), open space, SANG, new footpaths and new vehicular access off Old Wokingham Road.

Applicant:

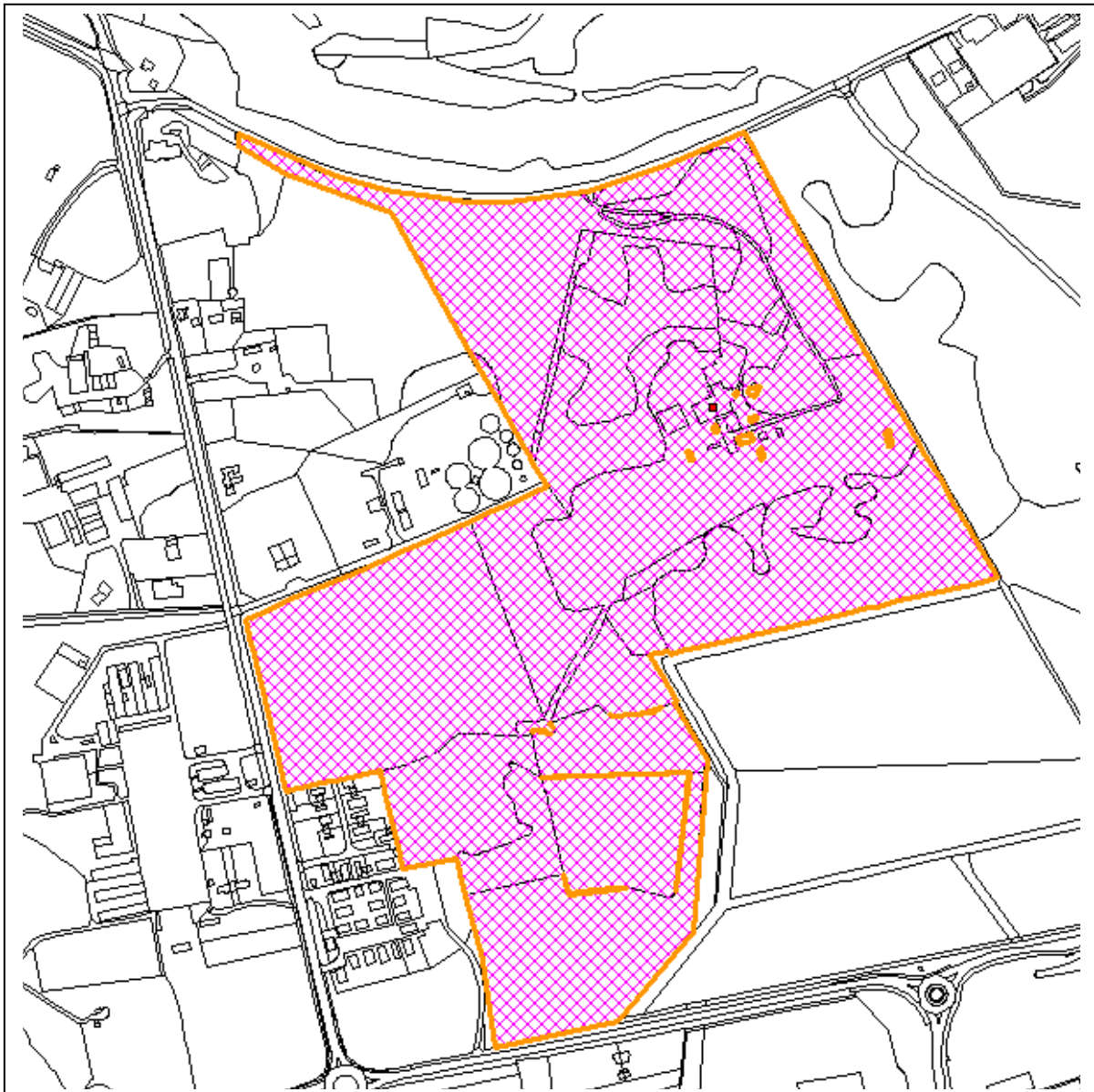
The Hideout

Agent:

Mr D Bond

Case Officer:

Sarah Fryer, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

1.1 This proposal seeks outline consent planning permission, with only access approved, for the erection of 112 dwellings (class C3), family respite, family treatment and outreach hub (Use Class C2/ D1), open space, SANG, new footpaths and new vehicular access.

RECOMMENDATION
Planning permission be refused for the reasons in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following being called in by Councillors Mrs Angell, Leake and McCracken due to the current housing land supply position including affordable homes.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within countryside
Within 5km buffer to Thames Basin Heaths Special Protection Area.
Within Crowthorne and Bracknell Strategic Gap
Within Area A1 of the Bracknell Forest Landscape Character Assessment (September 2015)

3.1 The planning application relates to a site measuring 23ha located to the south of West Road, east of The Old Wokingham Road and north of Nine Mile Ride to the west of Bracknell and north east of Crowthorne. Large portions of the site to the west and south are wooded with a mixture of coniferous and deciduous species, whilst the central and north-eastern parts consist of a larger proportion of open grasslands. The centre of the site contains a collection of buildings originally constructed to house the Berkshire Sun and Leisure Club (D2 use), but are now occupied by a residential dwelling and a Thai Restaurant. In addition to the brick constructed dwelling and Thai Restaurant, the site contains a large gravelled parking area, 3 wooden chalets, and 3 static caravans, as well as a large open portal framed agricultural building. The character of the site is defined by a small collection of centrally located buildings within cleared sections of the site interspersed by large individual trees with dense woodland to the southern, eastern and western perimeters of the site.

3.2 The highest part of the site abuts West Road to the north, and then the site falls to the existing buildings and car park, located in the centre of the site. Terraces have been created to provide a tennis court and parking areas. Several drainage channels were evident crossing the lowest areas of the site.

3.3 The site is bounded by the Downshire Golf course to the north and east, with a Thames Water Sewage treatment plant and static caravan park to the west. To the South the site abuts a woodland plantation with the TRL site on the opposite site of Nine Mile Ride. Old Wokingham Road forms the administrative boundary between Bracknell Forest and Wokingham Borough Council.

4. RELEVANT SITE HISTORY

4.1 605669- use of land for recreational purposes, by Berkshire Sun and Leisure Club Approved 1980 (condition 2 restricts the use to that of the naturist club)

4.2 611061 Relaxation of condition 2 of application 605669 which restricted use to naturist club only – approved 1986

4.3 608766- Use of land for siting of touring caravans and tents (appeal allowed 1984, however condition was imposed requiring the land to be used in conjunction with the Berkshire Sun and Leisure Club and no other use).

4.4 15/00531/NMA Non-material amendment for the removal of condition 2 (which required the permitted use of the land to accommodate up to 48 caravans/ camper tents to be exercised in connection with the Berkshire Sun and Leisure Club and for no other purpose) of planning permission 608766. Refused August 2015.

5. THE PROPOSAL

5.1 Outline planning permission, which only seeks consent for the access, is sought for the erection of 112 dwellings, provision of a SANG, open space, new footpaths, and new vehicular access from the Old Wokingham Road. The proposal also includes the provision of a family respite, treatment and outreach hub for a local charity, Sebastian's Action Trust, which supports families of seriously ill children.

5.2 The principal vehicular access to the proposal would be from the Old Wokingham Road, opposite the Pinewood Leisure Centre. The existing access from West Road would be retained as an emergency vehicular access but would provide pedestrian and cycle links along West Road to the Great Hollands area of Bracknell. The indicative layout also shows new pedestrian accesses to Nine Mile Ride and Old Wokingham Road.

5.3 The indicative layout indicates that the majority of the development would be accommodated within the centre of the site, around a circular access road, over the current developed area with a SANG would be located to the south west of the site. The Outreach centre and family support complex is shown within the north eastern corner of the site slightly separated from the main built elements of the site.

6. REPRESENTATIONS RECEIVED

6.1 Crowthorne Parish Council:

Crowthorne Parish Council (CPC) has concerns regarding the level of extra traffic that will be generated by this proposed development, taking into account the other developments already scheduled for the area including those in Wokingham Borough. CPC also has concerns regarding the road infrastructure on the Old Wokingham Road.

6.2 Wokingham Without Parish Council

Objects to the proposal on the following grounds:

-Impact on the Local Highway Network has not been addressed, as the proposed 2000 homes in the Wokingham South SDL have been omitted.

-Highway safety concerns of the new access.

-Serious harm to the wooded character of the Old Wokingham Road due to the removal of trees.

-Development is outside the settlement limits further reducing the gap between Wokingham and Bracknell/ Crowthorne.

6.3 Crowthorne Village Action Group

Objects to the proposal on the following grounds:

- The proposal is outside the defined settlement limits and not allocated within the Council's Site Allocation Plan for housing development. The proposal would disrupt the strategic gap between Wokingham/ Bracknell and Crowthorne.
 - The application relies unduly on potential road improvements and facilities by other planned Developments, particularly the TRL site.
 - Because of the site's location, future residents would be virtually forced to use a car to go to work, or in fact to anywhere.
 - The development will put even more pressure on the road system in the vicinity.
 - There is a presumption that residents will walk to the facilities however the distances referred to are from the edge of the site and therefore over the desirable and preferred distances. The proposed pedestrian routes are also through the unlit SANG or down the dangerous Old Wokingham Road, with the result that walking will be unsuitable.
 - Complete absence of facilities on the site makes the proposal unsustainable.
- Area is susceptible to flooding which is likely to worsen after the construction of the TRL site.

6.4 Other representations:

35 letters objecting have been received raising the following concerns;

1. Whilst aware of how important respite facilities are to families, Antler Homes just want to build more houses, using the respite care facility as a softener to get approval.
2. Traffic in the area is terrible and dangerous.
3. Parking in the village is terrible.
4. Doctors, schools, dentists are all over subscribed.
5. No thought given to local wildlife.
6. Already one of the worst air pollution levels in this country.
7. Proposal is outside of any settlement area.
8. Proposal is unsustainable as does not proposed any on-site services/ facilities.
9. Only facilities less than 2km away are the Downshire Golf Club and Pinewood Leisure Centre. Distances to shops and schools are therefore unacceptable. Cycling to Bracknell is fine, but in other directions is dangerous due to the nature of Old Wokingham Road.
10. Further reduction to the green gap between Crowthorne and Bracknell.
11. This in addition to the other surrounding development proposals is too much.
12. Current Infrastructure cannot take any additional vehicles.
13. Traffic report does not take into account the impact of all the other planned developments in the area.
14. Character and integrity of the village is falling apart.
15. There are much more suitable locations for the Sebastian's Action Trust Facilities.
16. Inappropriate loss of woodland

116 Letters have been received in support raising the following points;

1. There is a need for an additional Sebastian's Trust Facility as the existing Bluebells is struggling to cope with demand.
2. The proposed respite care and family outreach facility would be a great and much needed resource for Bracknell.
3. The proposed new dwellings, including the 25% affordable, would help meet the local housing target.

4. Sebastian's Action Trust is self funding and without the support of Antler Homes they would be unable to provide a much needed facility.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways

The applicant has not demonstrated that the access arrangements for the site are safe for all users, furthermore the proposal conflicts with future speed management schemes for the Old Wokingham Road which could affect the safe use of the junction proposed. In addition the proposal has failed to demonstrate adequate connections onto the wider road network for pedestrians and cyclists, neither has the impact the proposal would have on the wider road network been demonstrated and the implications for the capacity and safety of junctions in the area.

7.2 Environmental Health

The whole of the site is within 200m of the Easthampstead Park Sewage Treatment Works and therefore recommends a refusal unless a report on the impact of odour on future users of the development is submitted. A Land contamination report is also required.

7.3 Environmental Policy Officer

Proposal does not mitigate against the impact of the development on the SPA.

7.4 Bio-diversity

No objection subject to appropriate conditions.

7.5 Archaeology

No objection subject to appropriate conditions.

7.6 Affordable housing

Proposal complies with the policy position regarding affordable housing.

7.7 Natural England

Site lies within 950m of the SPA. The individual 'bespoke' proposals for avoidance and mitigation measures offered with this proposal are not considered to be appropriate because insufficient information has been provided on the proposed Suitable Alternative Natural Greenspace (SANG) such that we have no certainty around its viability or security. In addition, the proposed SANG has not been subject to a Natural England site visit or agreed with Natural England. This is a prerequisite as stated in policy NRM6.

7.8 Tree Service

No comments on the proposal.

7.9 Thames Water

State that there is insufficient capacity within the existing waste water infrastructure to accommodate the needs of this application. Therefore request a 'Grampian Style' condition to secure a drainage strategy prior to development commencing.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP: Presumption in favour of sustainable development CS1 of CSDPD: Sustainable Development Principles CS6 of CSDPD: Limiting the impact of development	Consistent. Consistent Consistent
PDL	CS1(i) of the CSDPD: <i>Sustainable Development Principles</i>	Consistent
Housing	CS16 of the CSDPD: Housing Needs of the Community CS17 of the CSDPD: Affordable Housing	Consistent
Health	CS1(vi) of the CSDPD: Sustainable Development Principles	Consistent
Development outside defined settlements	CS2 of the CSDPD: <i>locational principles</i> CS9 of CSDPD: <i>Development on Land outside settlements</i> Saved Policy EN8 of the BFBLP: <i>development on land outside settlements</i> Saved Policy H5 of the BFBLP: <i>New dwellings outside settlements</i>	Consistent Not consistent in respect of applications for housing, however consistent with regard to all other issues. Consistent Not consistent.
Design and Character	CS1 (viii) of the CSDPD CS7 (i) & (iii) of CSDPD: <i>Design</i> Saved policy EN20 (i) of BFBLP: <i>Design considerations in new development</i>	Consistent Consistent Consistent
Trees	Saved Policy EN1 of the BFBLP:	Consistent

	<i>Protecting tree and hedgerow cover.</i>	
SPA	SEP Policy NRM6: <i>Thames Basin Heaths Special Protection Area</i> CSDPD Policy CS14: <i>Thames Basin Heaths Special Protection Area</i> Saved Policy EN3 of the BFBLP: <i>Nature Conservation</i>	Consistent
Highways	Policy CS23: <i>Transport</i> Policy CS24: <i>Transport and new development</i> Saved policy M9 of BFBLP	Consistent
Archaeology	EN7 of the BFBLP: <i>Other important Archaeological Remains</i>	Consistent
Land Contamination	EN25 of the BFBLP: <i>Noise and other pollution</i>	Consistent
Ecology	CS1: <i>Sustainable Development Principles</i> EN3: <i>Nature Conservation</i>	Consistent
Recreation	CS8 of the CSDPD: <i>Recreation and Culture</i> R4 of the BFBLP: Provision of open space of public value. R5 of the BFBLP: publically usable open space of public value	Consistent.
Supplementary Planning Documents (SPD)		
Parking standards SPD (July 2007) Sustainable Resource Management (October 2008) Planning Obligations (February 2015) Thames Basin Heaths SPA Avoidance and Mitigation SPD (March 2012)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area, including landscape impact
- iii Residential amenity.
- iv Thames Basin Heaths Special Protection Areas (SPA)
- v Impact on Highway safety
- vi Archaeology
- vii Land Contamination
- viii Drainage
- ix Affordable Housing

- x Trees
- xi Layout
- xii Securing necessary infrastructure
- xiii Ecology

i Principle of Development

9.2 The proposal seeks consent for the erection of 112 no dwellings and buildings for a family respite, family treatment and family outreach hub (use class C2 and D1 use) to provide accommodation for a local charity. The principle of the residential element and the C2 and D1 uses will be considered separately. The proposal would result in the loss of a D2 (Assembly and Leisure) use, Restaurant (use class A3) and a residential dwelling.

9.3 The site is located outside the defined settlement boundaries and therefore is classed as countryside. The site is also within the strategic gap separating Bracknell from Crowthorne and Wokingham.

9.4 Whilst the site is predominantly greenfield, part of the site, containing the dwelling, restaurant and associated buildings is considered to be previously developed land (PDL). The NPPF supports the re-development of PDL providing the land is not of high environmental quality. Notwithstanding this the indicative layout shows the built form of the development extending significantly beyond the PDL portion of the site.

Loss of D2 use

9.5 Paragraph 74 of the NPPF states that existing recreational buildings and land should not be built on unless certain criteria are met including provision of alternative sports and recreational facilities. Policy CS8 of the CSDPD seeks to retain, improve or maintain existing recreational facilities. The site would result in the loss of a recreational use, however, that use was for private members and was not open for use by the general public. The proposal seeks permission for a SANG and provides an area of public open space within the development both of which would be accessible by the public for recreational purposes. The proposal is therefore considered to improve the recreational resource for the general public by providing alternative space, and therefore it is not considered that the proposal is contrary to Policy CS8 of the CSDPD or paragraph 74 of the NPPF.

Residential Use

9.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.

9.7 Paragraph 14 of the NPPF sets out that for decision takers this means:

- approving development proposals that accord with the development plan without delay, and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits assessed against the policies in this Framework taken as a whole: or
 - Specific policies in this Framework indicate development should be restricted.

9.8 Paragraph 49 of the NPPF states that 'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'.

9.9 Bracknell Forest Council is unable to demonstrate that it has a 5 year supply of deliverable housing sites. Accordingly, policies which have a presumption against residential development in the countryside are considered out of date and the weight when considering residential development that can be attributed to them decreases. This applies to the following Development Plan Policies:

- Core Strategy Policy CS2
- Core Strategy Policy CS9
- 'Saved' Bracknell Forest Borough Local Plan Policy EN8
- 'Saved' Bracknell Forest Borough Local Plan Policy H5.

9.10 The application therefore should be considered in relation to the presumption in favour of sustainable development, as set out in SALP Policy CP1 and paragraph 14 of the NPPF. In effect the in-principle objection to the residential proposal falls away, and the application should be considered against the in date policies of the Development Plan and the Policies contained within the NPPF. Permission should only be refused where the harm arising from the application would significantly and demonstrably outweigh the benefits of the scheme. The benefits and harm of the development are considered in the following sections of the report.

Family Respite, family outreach and family treatment hub (Use Class C1 and D1)

9.11 The application also proposes the construction of buildings to house a family respite centre, family outreach and family treatment hub. This is shown on the indicative layout as being located at the northern corner of the site abutting West Road and consisting of three buildings. This element does not contribute towards the 5 year housing land supply and therefore policies are not considered to be 'out of date' in relation to consideration of these uses.

9.12 Policy EN8 considers development on land outside settlements and provides a list of what countryside uses may include, which does not include C1 and D1 uses.

9.13 Additional justification for the location of such a facility in the countryside has been provided. The facilities are intended to be used by a charity which provides holistic support to families with a child with life limiting conditions. It therefore seeks to provide not just medical support for the child but recognises the impact a severe illness can have on the family unit. Many children in this situation may be physically altered from the treatment they have or are receiving, and may have a suppressed immune system. A location away from public areas and prying eyes is therefore important to the model of the care provided. The justification also states that the site in Crowthorne is ideally located between the three hospitals of Wexham Park, Royal Berkshire and Frimley that serve the population. The charity already supports 170 families within a 10 mile radius of the application site, showing that there is a need for this kind of care model within the area. The statement states that this is a charity based solely on donations and gestures of good will. 'The cost of purchasing a suitable plot of land, let alone construction, in the borough has proven prohibitive until now. A site in West Berkshire has previously been offered and discounted on the basis that transport and hospital links were not sufficiently close'.

9.14 The NHS has commented that there are other services within the area to support children and families including 4 respite centres, children's community nursing team, and the in house services of local hospitals provide respite care in children's homes.

Whilst no specific details of the care these facilities provide It is acknowledged that there is always a need for the proposed facility by Sebastian's Action Trust and that the specific facilities are not necessarily replicated by other services.

9.15 The proposed outreach and respite centre is contrary to policies which seek to protect the character of the countryside, however it is acknowledged that the specific needs of the model that the scheme seeks to provide has specific locational needs met by this site. The proposal would also meet a specific need within the locality, both of which carry weight in favour of this element of the scheme. The proposal is part of a larger residential scheme which, if found acceptable would change the character of the site sufficiently to overcome objections relating to the principal of the built form of this element of the proposal on the area.

ii Impact on Character and Appearance of Area

9.16 The site is located within an area defined as being outside the defined settlement boundary and is therefore considered as being within the countryside.

9.17 The Council has recently produced a Borough Wide Landscape Character Assessment (September 2015 – LUC) which is a material consideration and is part of the evidence base to support the new Local Plan. The application site falls within the Bracknell Forest-Forested Sands Character area A1, which consists of a mixture of habitats including broadleaf woodland and acid grassland. The report characterises the area as containing large blocks of forestry plantation, as well as remnant heathland, within a gently undulating topography. The built form of settlements has little impact on the character as views are typically short as they are contained by trees. The valued characteristics of the area are defined as the mosaics of broadleaf and mixed woodlands, remnant heathlands and grasslands, which provide a strong sense of place with scenic beauty and the physical and visual separation between Crowthorne and Bracknell.

9.18 The application site is considered to be typical of the character of this area, containing both examples of the heathland and forest. Views into and out of the site are limited by the tree cover and the topography, limited views are achievable across the site from West Road looking south. The site therefore contains those characteristics that the Landscape Character Assessment considers are valuable.

9.19 The Landscape Character Assessment seeks to protect the valued characteristics of the landscape, which includes protecting areas of heathland, protecting areas of semi-natural woodland which provides the physical and visual 'gap'; between Bracknell and Crowthorne, and to protect the undeveloped nature and sense of remoteness that is typical of the area.

9.20 The indicative layout, supported by the applicants' landscape character assessment shows that the proposal has been designed to protect surrounding tree belts around the periphery of the site, by concentrating the development within the centre of the site, which is already developed. The retention of the forested areas prevents the proposal changing views and the character along the main transport routes around the site, however the built development would erode the physical separation between Crowthorne and Bracknell, the impact of which is made worse by the position of the built-form centrally within the green swathe of land between the two settlements. The concentration of the built development on the heathlands would erode the mosaic of habitats and the development itself would urbanise the interior of the site. This is considered to conflict with the landscape strategy contained within the Character Assessment.

9.21 The applicants' landscape assessment concludes that the development would not have a significant effect on the character of the landscape as the development proposals are contained by retained woodland, focus within the brownfield areas of the site and would offer enhanced management and publically accessible open space. The strategy fails to address the erosion of the gap between the settlements or how the development would change the character of the inside of the site.

9.22 The vehicular access is proposed to come off Old Wokingham Road. This would involve the removal of several trees to facilitate the access point. Old Wokingham Road is a semi-rural road, characterised by the mature and substantial tree belt sited on either side, some of which over hang the carriageway. There are a number of accesses along Old Wokingham Road creating gaps between the trees, so an additional junction itself is not considered to be out of character. The highways comments, later in the report, request more detailed plans of the visibility splay and the applicant has failed to indicate how the pedestrian links would be created, which may require more trees to be removed, the creation of more formal footpaths, and possibly lighting all of which would impact upon the character. Therefore it is not possible to assess the full impact of these works and accordingly the impact that they would have on the character and appearance of the area.

9.23 The proposal would reduce the landscape separation between Crowthorne and Bracknell resulting in two smaller green buffers with this development sandwiched in between and eroding the strategic function of the gap. Whilst Policy CS9 is out of date in terms of housing, it still has relevance in terms of the impact on the countryside and protecting the identified strategic gaps to maintain the physical and visual separation of the settlements. The position of the development almost centrally within the gap is considered to be more harmful to the function of that gap than is the proposal was adjoining an existing settlement. To increase the sustainability of the site and promote connections with neighbouring communities, lit footpath links would be sought. This has the potential of introducing urban character across the whole width of the gap, harming the physical and visual separation.

9.24 In conclusion, it is considered that the location of the development and proposed retention of trees to the periphery of the site result in the development being effectively screened and having little or no impact on the character of Nine Mile Ride and Old Wokingham Road. Gaps within the trees flanking Old Wokingham Road by vehicular accesses are a characteristic and therefore the proposed access is not in principle considered out of character, however there is insufficient information to determine the overall impact on the character. The proposal would, however, adversely affect the character of the immediate area, urbanising the site, and reducing the habitat mosaic that is a characteristic the wider area. More significantly the proposal would erode the physical and visual separation between Crowthorne and Bracknell, contrary to Policy CS9 specifically criterion i, CS1 and CS7 of the CSDPD, supported by the Landscape Character Area Assessment 2015.

iii Residential Amenity

9.25 Due to the location of the development within a contained site, the proposal would not result in over looking or an overbearing form of development to existing residents within the borough. The impact between dwellings would be considered at the reserved matters stage.

9.26 The site is adjacent to the Easthampstead Park Thames Water Sewage Treatment Plant with the indicative layout showing properties could be located as close

as 40m of the boundary of the treatment works and the whole of the site is within 200m. Whilst it was acknowledged that the layout is indicative only, and that the planning statement states that the development would be sited so as to maintain the peripheral screening and groups of trees within the site, encroachment of odour sensitive development around sewage treatment works can lead to significant problems.

9.27 No assessment has been made of the impact of the sewage treatment works on the future occupiers of the site, and accordingly the applicants have failed to demonstrate that the impact of odour on future occupiers would not result in a nuisance and therefore be detrimental to the amenities of future residents. The application is therefore not considered to comply with 'Saved' Policy EN25 of the BFBLP supported by paragraph 17 of the NPPF which seeks a good standard of amenity for all existing and future occupiers.

iv Thames Basin Heaths Special Protection Areas (SPA)

9.28 The application site is within 5km straight line distance of the Thames Basin Heath Special Protection Area (SPA). Along with Natural England, Bracknell Forest Borough Council has formed the view that that any net increase in residential development between 400m and 5km straight line distance of the SPA is likely to have a significant impact on the SPA. The site is located approximately 1.3km from the boundary with the SPA and is therefore likely to have an adverse affect upon the SPA unless it is carried out together with appropriate avoidance and mitigation measures.

9.29 To mitigate the impact on the SPA the applicant has proposed a Suitable Alternative Natural Greenspace (SANG) and its ongoing maintenance to attract residents away from the SPA. The area that this is required to be is based on the size of the development and equates to a provision of 2.04ha of SANG. The proposal provides a SANG with an area of 2.4ha equating to an over-provision based upon the population projections only. However, to comply with the Policy NRM6 and the requirements of the Natural England SANGs Quality Guidelines, the SPA needs to provide sufficient space for a 2.3km circular walk. The walk indicated within the illustrative Green Infrastructure Plan July 2015 appears to be very convoluted, probably due to the size of the site, and does not appear to meet the Natural England quality guidelines.

9.30 A detailed SANG management plan must be submitted with this application and needs to be agreed by the Council and Natural England (NE). It should include detailed prescriptions for management of the SANG including schedules setting out the timing of management works and 'milestones' by which the implementation and success of the management plan can be monitored. Whilst officers are aware that the applicant is in discussions with Natural England to overcome these issues, to date no management plan has been submitted by the applicants or time frame provided of when this work can be completed and submitted for consideration. Accordingly, the proposal is contrary to Policy NRM6 of the South East Plan, Policy EN3 of the BFBLP, Policy CS14 of the CSDPD supported by the Thames Heaths SPA Avoidance and Mitigation SPD.

v Impact on Highway Safety

9.31 The proposal seeks to gain entry to the site from the Old Wokingham Road, through the construction of a new access situated to the north of Nine Mile Ride. The existing access onto West Road would be removed to provide only emergency access and a route for pedestrians and cycles.

9.32 The proposed site entrance would be located opposite and slightly to the north of the Pinewood Centre and consists of a 5.5m wide road with a 2m footway adjoining it. However, the concept layout shows a separate footway connection to the Old Wokingham Road, which has not been considered within the technical transport work. Whilst the access has been designed to accommodate the turning of large vehicles, such as a refuse lorry, the current design is still tight and may be affected by any future changes to the road network.

9.33 Visibility along the Old Wokingham Road has been provided in accordance with the current speed limit. The sight lines will need to be delivered within the public highway or land controlled by the applicant. Further details of this may be required to establish how much vegetation would be lost to provide and maintain the sight lines.

9.34 Old Wokingham Road is subject to a 60mph speed limit in the vicinity of the site and is unlit. The application does propose to move the 40mph speed limit to include the proposed site entrance. It should be noted that the Highway Authority are currently investigating a speed management scheme along Old Wokingham Road, which would include moving the current speed limit and introducing traffic islands. The draft scheme proposes a traffic island opposite the proposed site entrance but due to the tight nature of the proposed access these works will restrict the site entrance. The applicant has not investigated this or sought to enter a dialog with the Highway Authority. Works along Old Wokingham Road should comply with the BFC future speed management scheme.

9.35 The applicant has not indicated clearly how the pedestrian route out of the site on to the Old Wokingham Road, or how routes through the site would be connected to existing infrastructure. There is a concern that the current routes to local centres, such as the Pinewood Centre, Secondary Schools and Crowthorne Centre are via unlit routes and without footpaths in some circumstances, not making them attractive to users and resulting in more reliance on the private car. In addition the application proposes pedestrian links onto Nine Mile Ride, and via this to the nearest bus stops and the facilities provided as part of the redevelopment of the TRL site. No details of this have been provided, but it is shown on the indicative landscape strategy as being through the proposed SANG, where it would not be possible to provide a formal and lit route as this would conflict with the requirement for SANG's.

9.36 In terms of traffic generation, the applicant has had regard to the outputs from the submission for the TRL proposal. Since this site was approved the Bracknell Forest Traffic model has been updated and a further development of 116 dwellings approved opposite the TRL site subject to a legal agreement. As the application is in excess of 100 dwellings the proposal meets the criteria for use of the Bracknell Forest traffic model and this should be carried out to demonstrate the impact on the wider area, including the impact of the proposal on the capacity and safety of junctions in the area.

9.37 Policy CS23 of the CSDPD seeks, amongst other things, to reduce the need to travel, increase the safety of travel, provide improved access to key services and facilities and promote alternative modes of transport. The NPPF seeks with its core principles, to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling (paragraph 17). This is expanded upon within chapter 4 where people should be given a real choice about how they travel (paragraph 29) and that patterns of development should facilitate the use of sustainable modes of transport (paragraph 30). The NPPF more specifically states that decisions should take account of providing a safe and secure access to the site for all (paragraph 32).

9.38 In conclusion the applicant has failed to demonstrate that the access arrangements for the site are safe for all users. Furthermore the proposal conflicts with future speed management plans for the Old Wokingham Road, which could affect the use of the junction proposed. The proposal fails to demonstrate adequate connections to the wider road network for pedestrians and cyclists thereby not providing a real choice of travel modes to future occupiers of the site and resulting in a reliance on the use of the private car. Finally the proposal has not adequately demonstrated the impact the proposal would have on the wider road network and the implications this would have for the capacity and safety of junctions in the area. The proposal is therefore considered to be contrary to Policy CS23 of the CSDPD and the NPPF specifically Paragraphs 17, 29, 30 and 32.

vi Archaeology

9.39 The application was accompanied by an Archaeological desk-based assessment. Initial comments by Berkshire Archaeology, required further survey work to be undertaken. The applicants archaeological consultant undertook a geophysical survey of the site, the results of which were included within a report submitted November 2015.

9.40 The desk-based report concluded that there is no evidence to suggest the presence of archaeological remains requiring preservation in-situ. The Geo-physical survey covered a total area of 6.5 ha concentrated over where the proposed residential development is indicated as going. Whilst this did show some anomalies, none were considered to be of archaeological origin. Berkshire Archaeology therefore satisfied that the geophysical survey provides sufficient information to provide a reasonable assessment of the archaeological potential of the principal proposed area of development for this application, and accordingly is in accordance with the NPPF. Berkshire Archaeology is content that any further mitigation of the impacts of this proposal can be secured by an appropriately worded condition.

9.41 Policy EN7 of the BFBLP seeks to protect archaeological remains, and where appropriate require an assessment of the site and evaluation of the remains prior to the determination of the planning application. The applicant has demonstrated that that application would not affect archaeological remains and therefore the proposal complies with Policy EN7 and paragraph 128 of the NPPF.

vii Land Contamination

9.42 The application site abuts the Easthampstead Park Sewage Treatment plant with all of the development falling within 400m of the plant. There is potential that contaminants from the sewage treatment works may have migrated into the adjacent land. The applicant has not demonstrated that the site has not been contaminated by the adjacent sewage treatment works in accordance with the 'Model Procedures for the Management of Land Contamination'. The proposal is therefore contrary to 'Saved' Policy EN25 of the BFBLP.

viii Drainage

9.43 The application was accompanied by a flood risk assessment and topographical plans of the site. The indicative layout indicates the location of several basins which are confirmed within the drainage strategy layout as being attenuation basins. The strategy indicates that the surface water drainage will be managed by a series of attenuation basins from which water would be pumped into existing drainage channels or watercourses.

9.44 The written ministerial statement (HCWS161) dated 18 December 2014 states:

"...we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate."

9.45 Paragraph 051 of the Planning Practice Guidance says:

Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to:

- reduce the causes and impacts of flooding;
- remove pollutants from urban run-off at source;
- combine water management with green space with benefits for amenity, recreation and wildlife.

9.46 The department for Communities and Local Government has confirmed that the Ministerial statement is effective from 6th April 2015, and that with any application determined after that date, the local planning authority should give weight to the revised planning practice guidance.

9.47 The Lead Local Flood Authority, as a statutory consultee, has reviewed the information submitted. It was noted that there were drains shown on the indicative site layout that were missing from the topographical survey and vice versa. The drainage strategy should utilise the existing drainage channels to mimic the natural drainage of the site as much as possible.

9.48 It was also noted that pumping stations are proposed to disperse the surface water from basins.

9.49 Paragraph 080 of the Planning Practice Guidance sets out a hierarchy of preferred drainage options with infiltration being the most preferred, followed by water discharging into a surface water body or surface water sewer or drain with discharge into a combined sewer or mechanical solution as the least preferred. The Ministerial Statement, December 2014, states that the sustainable drainage strategy should be designed to ensure that the maintenance and operation requirements are economical proportionate.

9.50 The submitted drainage strategy proposes a pumped solution to disperse the water from the basins and into the water courses. These have an additional and on-going maintenance cost and the applicant needs to ensure that any approved SuDS drainage scheme can be maintained for the life time of the development. Maintenance of mechanical elements that require annual servicing and regular maintenance, are more expensive to maintain than features integrated into the landscape. The applicant has failed to demonstrate that other surface water SuDS solutions have been considered before arriving at the conclusion that a pumped solution was the most appropriate for the site.

9.51 The drainage strategy as proposed is too detailed for the outline application submitted. If the drainage strategy was approved as it stands, it would effectively tie the application to the indicative layout which is not for full consideration at this point. The strategy should provide an indication of what methods of SuDS drainage could be

employed at different parts of the site taking account of drainage rates, and required storage capacities. The final scheme should then be designed in accordance with this strategy.

9.52 Accordingly, the drainage strategy has failed to demonstrate whether the site can be effectively drained and that the maintenance and operational solution would be economically proportionate for future residents. This is considered to be contrary to the NPPF and ministerial statement (HCWS161).

Foul water drainage

9.52 Water and sewerage companies have a duty to provide, maintain and extend their network to accommodate new development. With regard to upgrades to the existing network developers pay a sewerage infrastructure charge per plot to the relevant company (in this instance Thames Water) for work to be undertaken to upgrade the network. Once a new development is complete and occupied the new residents pay water rates to the sewerage company.

9.53 Whilst Thames Water has raised concerns in relation to this application, existing foul water drainage deficiencies in the area are not a valid reason to refuse planning permission. It is noted that, should planning permission be granted for the proposed development, imposing a condition on any planning permission to secure the implementation of an approved strategy for off-site foul drainage works is unlikely to meet the test for a 'Grampian' style condition.

ix Affordable housing

9.54 Policy CS17 of the CSDPD seeks developers on appropriate sites to provide affordable housing that is accessible to local people in priority need. On the 29th March 2011 the BFC Executive resolved that on sites over with a net increase of 15 dwellings the Council expects to see up to 25% to be affordable. In this case this equates to 28 dwellings.

9.55 The scheme proposes 28 no. affordable dwellings which meets the Councils requirement. It is proposed that these would consist of 6 no 1- bed flats, 6 no two-bed flats, 13 no three-bed houses, and 3 no four-bed houses. The Housing Enabling Officer has stated that these are acceptable to meet local housing need, and should be provided with a tenure split of 70% for affordable rent and 30% intermediate housing.

9.56 The proposal therefore complies with the requirements of Policy CS17 of the CSDPD and Policy H8 of the BFBLP. If acceptable the affordable housing will be secured through an appropriately worded S106 agreement.

x Trees

9.57 Policy EN1 of the BFLP seeks to protect tree and hedgerow cover which is important to the retention of the character and appearance of the landscape. The application was accompanied by an Arboricultural Impact Appraisal and Tree Plan. The development has been designed to minimise the impact on the trees, retaining where possible, as much of the tree cover as possible. However, the access requires the removal of two groups of trees, G15 (Oak) and G16 (Oak and Scots Pine). The removal of G104 is required to enable the footway link onto Old Wokingham Road to be implemented.

9.58 Old Wokingham Road is characterised by the trees, mainly Oaks, that flank and overhang the highway enclosing the space. The removal of the trees to enable the access would open part of the highway up, reducing the enclosed feeling, which is also evident at other junctions such as the entrance into the Pinewood Centre. The removal of the trees as proposed is not considered to be detrimental to the character of the area due to the number of trees that would remain.

9.59 The Arboriculture Impact Appraisal proposes the removal of other isolated trees due mainly to their health and condition. The removal of these isolated trees is not considered to be detrimental to the character of the area.

9.60 The proposal is considered to comply with Policy EN1 of the BFBLP.

xi Layout

9.61 The application is outline with approval only sought for the access element. However an indicative layout has been submitted, showing how the proposal could be accommodated within the site. Whilst it is not for approval at this stage, there are serious concerns regarding the layout and form of the development it illustrates.

9.62 If a layout scheme were to be submitted as per the indicative proposed layout, it would be unlikely to receive support. Gardens backing onto wooded areas should be avoided as in the past this has resulted in the tipping of gardens waste over fences and other instances of anti-social behaviour. It is also poor in terms of security to have extensive public access to the rear of properties. The applicant is also requested to consider the impact of the parking being contained to the front of most properties, resulting in a car dominated streetscene and the impact of retained trees on the amenities of future occupiers.

xii Securing Necessary Infrastructure

9.63 CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-

- (a) infrastructure needed to support growth and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

9.64 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. It applies to any new build but in the case of outline applications is calculated when reserved matters are submitted.

9.65 If this outline application were to be approved, and following approval of reserved matters, CIL payments would be collected following commencement of the development. CIL receipts could be spent on infrastructure projects or types of infrastructure identified in the Council's Regulation 123 list of infrastructure that it intends will be wholly or partly funded by CIL. These comprise:-

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements (this includes capacity improvements on Locks Ride/Long Hill Road)
- strategic road network improvement outside the borough

- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

9.66 CIL receipts could be spent on items not listed on the Regulation 123 list that meet the government criteria on CIL spending.

Policy R4 requires the provision of 4.3ha of open space of public value per 1000 people. For the proposal of 112 dwellings this would equate to a provision of 1.11ha on site open space. The indicative site layout shows an on site provision of 1.10 ha. This layout is indicative only. The position and size of the open space would be considered at the reserved matters stage.

xiii Ecology.

9.67 Policy CS1 of the CSDPD sets out the Councils Sustainable Development Principles, point vii of which seeks to protect and enhance the quality of natural resources including biodiversity. The application was supported by a number of ecological reports covering the impacts of the proposal on reptiles, badgers and bats.

9.68 The reports were sufficient to assess the impact of the proposal on the reptiles and badgers and further information could be secured by a condition. Regarding the bats the reports adequately demonstrated that the buildings were not being currently used as a roost, and no trees with potential for roosting were being affected by the development. The bat information was considered sufficient to secure appropriate bat mitigation.

9.69 The proposal would result in the loss of habitats of principal importance for nature conservation (UKBAP habitats), in particular lowland heath land, acid grassland, and mixed deciduous woodland. Lowland Heathland and acid grassland are particularly important in the context of the local landscape, being in close proximity to the Thames Basin Heaths SPA. The Ecological Impact Assessment submitted with the application quantifies the loss of the BAP habitats which amounts to approximately five hectares. Additional information has been submitted quantifying the amount of habitat being created. Whilst the application proposes the enhancement of a considerable area woodland, this does not compensate for the loss of valuable grassland or heathland. However, there may be scope for the creation of additional heathland/grassland habitat on site by removing the woodland of lower value. On balance it is considered that the application demonstrates that there will be a net gain for nature as a result of the scheme.

9.70 Overall the detailed design and enhancement of the site and mitigation for the loss of habitat can be secured by appropriately worded conditions, however it is requested that this maximises open grasslands/heathland habitat.

9.71 Accordingly it is considered that the application protects and enhances biodiversity in accordance with the legislation, the NPPF and Policy CS1 of the CSDPD.

10. CONCLUSIONS

10.1 As noted above the Council is unable to demonstrate a 5 year supply of land for housing. It therefore falls for the residential elements of the application to be considered in relation to the presumption in favour of sustainable development as set in

SALP Policy CP1 (and para. 14 of the NPPF). This requires a balancing exercise to be undertaken which considers any harm arising against any benefits of the proposal, in relation to the three dimensions of sustainable development set out in the NPPF (economic, social, and environmental). Where policies are out of date, permission should be granted unless the adverse impacts (harm) would significantly and demonstrably outweigh the benefits.

Consideration of benefits of the proposal

10.2 In the Planning Statement submitted with the application the applicant considers the site is highly sustainable set against the economic, social, and environmental dimensions, in the following ways:-

10.3 An Economic Role:

The planning statement submitted in support of the application states that the proposal will meet housing needs identified in the Core Strategy requirement that is out of date, and represents a bare minimum. Meeting this is a form of economic as well as social sustainable development consistent with the NPPF's third Core Principle that every effort should be made to meet housing need whilst also being consistent with paragraph 47 of the NPPF.

10.4 The proposal will meet important affordable housing needs as highlighted in the Berkshire Housing Markets Assessment. Paragraph 7.116 of this highlights the significant costs of not allowing sufficient affordable housing to come forward. This element of the scheme is in full compliance with the Council's standards.

10.5 The new development will create construction jobs, homes for local business employees and gross added expenditure by future residents in Bracknell. The Government's Laying the Foundations: A Housing Strategy for England (2011) reinforces the economic role of new housing. The document sets out that the housing market is central to the Government's plans for economic growth and that housing is linked to the wider health of the economy. It considers that 'For every new house built, up to 2 new jobs are created for a year'.

10.6 These messages have been reinforced by the recent publication of 'Fixing the foundations: creating a more prosperous nation' in July 2015. This report highlights that the level of house building is below what is required despite increasing recently highlighting the importance of additional residential development.

10.7 The application seeks to provide housing in the right location. The applicant considers that the site is well related to Bracknell. The applicant also considers that the scheme represents a limited development within a sustainable location which would not prejudice the delivery of the wider spatial strategy. The new population resulting from the scheme will help sustain existing services in the area including bus services.

10.8 A Social Role:

The applicant considers that a number of the economic roles also serve social ones. The applicant identifies the additional social roles of the scheme as including, providing a high quality living environment, providing an attractive and publically accessible informal open space and the facilitation of much needed Family Respite, family treatment, and outreach hub facilities. The scheme is considered to enhance the safety of pedestrians by offering a safe route within the site for pedestrians and being within

walking distance of comprehensive facilities permitted at the TRL site in the medium term.

10.9 An Environmental Role:

The applicant considers that the scheme secures a number of environmental roles, including no visual impact on the wider character and appearance of the countryside beyond the site, responding to the character and appearance of the area by creating a built environment within a well contained natural woodland setting and focused on an existing 'developed' site. The applicant considers that the proposal meets Principles 4 and 6 of the NPPF by delivering sustainable homes, and protecting the amenities of neighbouring residential properties. The proposal protects key trees within the site whilst securing a high quality ecological mitigation strategy, including habitat enhancements and secures a high quality bespoke SANG to mitigate any impact on the Thames Basin Heath's SPA.

Weight to be afforded to benefits associated with the application

10.10 In making its decision the committee will have to decide what weight to apportion to the benefits identified by the applicant.

10.11 The main benefit of the proposal is the provision of housing. The NPPF is a material consideration, and this seeks (para.47) to 'boost significantly the supply of housing'. In considering this aspect, a proposal for housing needs to be deliverable.

10.12 The NPPF (footnote 11) is clear that for a site to be deliverable, it should:-
- be available now
- offer a suitable location for development now, and,
- be achievable, with a reasonable prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable.

10.13 No information has been provided by the applicant as to the delivery of the dwellings. The application is outline only and therefore would need to be followed by an application for reserved matters. The joint applicant, 'Antler Homes' is not listed as the owner of the site, and potentially therefore there is a land ownership process to go through. Both of these could delay any reserved matters application coming forward. These two factors could delay the site being brought forward.

Limited weight should be given to job creation given the low unemployment in the area. There are also a lot of other development projects in the area, providing plenty of employment opportunities for the construction industry within the locality.

The family treatment, family outreach and respite centre would be a positive contribution to the local services, providing specialist and support. However, it is not considered that the benefits that this brings to the scheme, outweigh the harm the development as a whole.

Adverse Impacts of the Proposal

10.14 Against the benefits of the proposal must be weighed the adverse impacts.

Impact on character and appearance.

10.15 The proposal is considered to have a detrimental impact on the character and appearance of the landscape as considered within section ii above. The applicants

consider that the tree cover around the site would preclude the proposal from negatively affecting the landscape, however it is the opinion of officers that the location centrally within the gap and erosion of the mosaic of habitats that characterises this area is contrary to Policies CS1, CS7 and CS9 of the CSDPD.

Sustainability of the site

10.16 The NPPF defines sustainable development as having three strands, economic, environmental and social.

10.17 Chapter 8 of the NPPF seeks to facilitate social interactions by providing opportunities for meetings between members of the community who might not otherwise come into contact with each other (paragraph 69). The location of the proposal physically separated from the settlements of Crowthorne, Wokingham Without and Bracknell results in a development that will not belong or be able to easily integrate into the existing neighbouring communities. The application does not propose any estate centre which would function as a meeting place and a centre around which a new community would grow and develop. In these respects the proposal is considered to be contrary to paragraph 69 of the NPPF.

10.18 Section 4 of the NPPF promotes sustainable transport with the aim that places should be accessible to all and give people a real choice in how they travel. The nearest bus stops to the development are located on Nine Mile Ride and provide links to Bracknell Town Centre and Crowthorne and the services provided in each settlement. These are located in excess of the ideal 400m from the development in a straight line distance. In reality, to utilise any nearby facility residents would have to exit the site by the proposed footpath link onto Old Wokingham Road, and walk down this unlit busy highway to the bus stops. The only footpath along this route is on the opposite side of the road to the south of the Pinewood Centre. In the opposite direction the Great Hollands areas of Bracknell can be accessed via West Road, but again this is unlit and may not be attractive in the dark. Whilst the applicant is proposing a footpath and cycle link onto Nine Mile Ride, this would be through the proposed SANG and therefore would not be permitted to be hard surfaced or lit. The route of this footpath through a wooded section of the site may be attractive in summer but without lighting is unlikely to be an attractive route in winter or after dark.

10.19 Bullet point 2 of footnote 11, states that the proposal should offer a suitable location for development now. The applicant has sought to justify the sustainability of the site on the basis that residents will be able to access the facilities proposed as part of the TRL development. Whilst this is a consideration, the facilities are not there now, and are still subject to a reserved matters application. Notwithstanding this, there is still an issue with how the proposal would connect with the TRL development and provide viable travel choices other than the private car. The proposal is therefore considered to be contrary to Policy CS1 of the CSDPD as it is not a development located so as to reduce the need to travel.

Overall Conclusion

10.20 This section has outlined the economic, social and environmental benefits put forward in support of the application. It is acknowledged that there are benefits associated with the proposal, not least the provision of 112 dwellings, 25% of them affordable which would assist in meeting the housing numbers required in the Borough and this consideration should carry significant weight. Of course, this would carry less weight if the proposed housing can not be deliverable within the 5 year period. The proposal would result in other benefits including the family out reach and support

centre (Sebastian's Action Trust), which would be of social benefit to the wider area. However, as this element is reliant on funding being obtained there is uncertainty as to whether this could be brought forward and therefore the weight that can be attributed to this is limited.

10.21 Against this it is considered that the proposal would result in harm to the character and appearance of the area, and more significantly result in a development poorly located with regard to services and facilities with dwellings not accessible by sustainable modes of transport. It is therefore considered that these matters significantly and demonstrably outweigh the benefits of the development. Overall it is not considered that the proposed development can be regarded as sustainable.

There is also a fundamental issue in relation to the residential element of the proposal in that it has not been demonstrated that its impact on the Thames Basin Heaths SPA can be properly avoided or mitigated.

10.22 As demonstrated within the main body of the report there are still a number of significant outstanding issues. The proposed development would be contrary to development plan policies as noted above and notwithstanding the benefits of the proposal and the weight that should be attached to the NPPF and the need significantly to boost the supply of housing it is not considered that this conflict is outweighed. The application is therefore recommended for refusal.

11. RECOMMENDATION

11.1 That the application be **REFUSED** for the following reasons:-

1. The proposed development would be poorly located with regard to services and facilities with inadequate accessibility to non-car borne modes of transport which would leave future residents with no real choice about how they travel. The proposal is therefore not sustainable development and the application is contrary to Core Strategy Development Plan Document Policies CS1, CS7 and CS23, Bracknell Forest Borough Local Plan Policy EN20 and the NPPF.
2. The proposed location of the proposal within a defined gap outside and not adjoining the settlement boundaries is considered to adversely affect the physical and visual separation of the two settlements and the character, appearance and function of the land. The proposal is therefore considered to be contrary to Policies CS9, CS1 and CS7 of the Core Strategy Development Plan Document, supported by the Landscape Character Area Assessment 2015.
3. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. 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 is contrary to 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 Avoidance and Mitigation Supplementary Planning Document (2012).
4. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on

affordable housing made by BFC Executive on 29 March 2011.

5. The applicants have failed to demonstrate to the satisfaction of the Local Planning Authority that the impact of the odour from the adjoining sewage treatment plant would not detrimentally affect the amenities of future occupiers of the site in accordance with Policy EN20 of the Bracknell Forest Borough Local Plan supported by paragraph 17 of the National Planning Policy Framework.
6. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the proposed pedestrian and vehicular access would provide a safe access for all users into the site resulting in inadequate connections onto the wider road network and a severe highway danger to users of the highway. This is contrary to Policy CS23 of the Core Strategy Development Plan Document, supported by paragraph 32 of the National Planning Policy Framework.
7. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the additional traffic flows created by the proposal would not result in a severe impact on the capacity and safety of junctions within the area and the wider road network. The proposal is therefore contrary to Policy CS23 of the Core Strategy Development Plan Document supported by paragraph 32 of the National Planning Policy Framework.
8. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the site can be effectively drained through the use of a sustainable drainage system thereby increasing the risk of flooding in the locality of the site. In addition the proposed sustainable drainage strategy has not demonstrated that the proposed solution is economically proportionate to the lifetime of the development. The proposal is therefore contrary to Paragraph 103 of the NPPF, the guidance contained within Planning Practice Guidance and Ministerial Statement HCWS161 on Sustainable Drainage Systems.

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal – which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

2. This refusal is in respect of the following plans and documents:-

Location Plan Dwg 01 received 25.08.2015
2247 Dwg 2 (indicative site layout) received 25.08.2015
Topographical Survey 2247 Dwg 04 received 25.08.2015
Barrell Tree Plan (15211-BT4)

Barrell Preliminary Arboricultural Impact Appraisal. 21 August 2015
Planning Statement August 2015
Design and Access Statement
Archaeology Desk Based Survey May 2015 and Geophysical Survey November 2015

Amphibian and Reptile Survey Report July 2015
Landscape and Visual Impact Assessment August 2015
Badger Sett and Activity Report August 2015.
Breeding Bird Survey Report July 2015
Transport Assessment August 2015
Bat Survey Report July 2015 and Survey Updates November 2015

The Applicant is advised that reasons for refusal 4 in relation to:-

- failing to secure affordable housing

could be addressed by planning obligations, formulated in terms which are acceptable to the Local Planning Authority and entered into as provided for by Section 106 of the Town and Country Planning Act.

The Applicant is advised that reasons for refusal 3, 5, 6, 7 and 8 in relation to:-

- impact on the SPA,
- odor from the adjoin sewage treatment works,
- impact on the highway network and,
- surface water

could be overcome by the submission of additional information.