

# Public Document Pack

## Notice of Meeting

### Windsor and Ascot Development Management Committee

Councillors Amy Tisi (Chair), Mark Wilson (Vice-Chair), David Buckley, Alison Carpenter, Carole Da Costa, Devon Davies, Sayonara Luxton, Julian Sharpe and Julian Tisi

Thursday 7 September 2023 7.00 pm  
Grey Room - York House & on [RBWM YouTube](#)

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### Supplement

Item	Description	Page
4	<p><b>22/02737/FULL - Land To The Rear of 45 To 63 London Road Datchet Slough</b></p> <p><b>PROPOSAL:</b> The construction of 80 dwellings with associated access, open space, landscaping and other infrastructure.</p> <p><b>RECOMMENDATION:</b> PERMIT</p> <p><b>APPLICANT:</b> Hawridge Strategic Land Ltd</p> <p><b>EXPIRY DATE:</b> 12 September 2023</p>	3 - 6

By attending this meeting, participants are consenting to the audio & visual recording being permitted and acknowledge that this shall remain accessible in the public domain permanently.

Please contact Mikey Lloyd, [Mikey.Lloyd@RBWM.gov.uk](mailto:Mikey.Lloyd@RBWM.gov.uk), with any special requests that you may have when attending this meeting.



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## ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD PANEL UPDATE

<b>Application No.:</b>	22/02737/FULL
<b>Location:</b>	Land To The Rear of 45 To 63 London Road Datchet Slough
<b>Proposal:</b>	The construction of 80 dwellings with associated access, open space, landscaping and other infrastructure.
<b>Applicant:</b>	Hawridge Strategic Land Ltd
<b>Agent:</b>	Mr Matt Harris
<b>Parish/Ward:</b>	Datchet Parish/Datchet Horton And Wraysbury

**If you have a question about this report, please contact:** James Overall on or at james.overall@rbwm.gov.uk

### 1. SUMMARY

- 1.1 Since the main report was written a satisfactory revised ecology appraisal has been submitted, which demonstrates that an on-site biodiversity net gain of at least 10% can be achieved.
- 1.2 The wording of the recommendation can be amended to remove the biodiversity net gain from the Section 106 legal agreement as this can now be secured by a suitably worded condition.

**The officer recommendation changed FROM:**

**To grant planning permission on the satisfactory completion of a S106 legal agreement to secure:**

- **40% on-site affordable housing (32 dwellings)**
  - **14 Social Rent**
  - **12 Affordable Rent**
  - **6 Shared Ownership**
- **A contribution to the Council’s Carbon Offset Fund**
- **On-site play provision**
- **On and off-site biodiversity net gain**

**a S278 legal agreement to secure off-site highway improvements comprising:**

- **x2 Zebra Crossings along London Road**
- **Revitalisation of the x2 existing bus stops**
- **Relocation (east) of the bus stop furthest east (to allow for x1 Zebra crossing)**

**and with the conditions listed in Section 14 of this report.**

**TO:**

**To grant planning permission on the satisfactory completion of a S106 legal agreement to secure:**

- **40% on-site affordable housing (32 dwellings)**
  - **14 Social Rent**
  - **12 Affordable Rent**
  - **6 Shared Ownership**
- **A contribution to the Council's Carbon Offset Fund**
- **On-site play provision**

**a S278 legal agreement to secure off-site highway improvements comprising:**

- **x2 Zebra Crossings along London Road**
- **Revitalisation of the x2 existing bus stops**
- **Relocation (east) of the bus stop furthest east (to allow for x1 Zebra crossing)**

**and with the conditions listed in Section 14 of this report.**

## 2. Amended documents

- 2.1 Ecology Appraisal ref. edp4236\_r004f; received 7<sup>th</sup> September 2023 - has been submitted since the main report was written. This Ecology Appraisal is able to demonstrate a 20.18% net gain in habitat units and a 49.67% net gain in hedgerow units.
- 2.2 In comparison, the Ecology Appraisal used during the Committee report assessment could only demonstrate an on-site biodiversity net gain of 2.68% habitat units.

### Amended ecology condition (22):

- 2.3 No above ground development, including demolition, shall commence until a Biodiversity Net Gain Strategy, in accordance with the approved Ecological Appraisal (received 7 Sep-23) has been submitted to and approved in writing by the Local Planning Authority. The content of the Strategy shall include the following:
- a) measures equivalent to a minimum 10% net gain in biodiversity and not falling lower than the figures indicated within the Ecological Appraisal (received 7 Sep-23);
  - b) timetable for implementation;
  - c) locations of proposed enhancement measures by appropriate maps and plans;
  - d) persons responsible for implementing the enhancement measures; and,
  - e) details of initial aftercare and long-term maintenance (where relevant).

The Strategy shall be implemented in accordance with the approved details and timetable and, where appropriate, shall be retained in that manner thereafter.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF and adopted policy NR2.

