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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 5 October 2023 7.00 pm

Grey Room - York House & on [RBWM YouTube](#)

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Royal Borough
of Windsor &
Maidenhead

Agenda

| Item | Description | Page |
|------|--|----------|
| 1 | Apologies for Absence To receive any apologies for absence. | |
| 2 | Declarations of Interest To receive any declarations of interest. | 3 - 6 |
| 3 | Minutes To approve the minutes of the meeting held on Thursday 9 September 2023 as a true and accurate record. | 7 - 8 |
| 4 | 23/00582/REM - Land Adjacent The Hatch And South of Maidenhead Road And North of Windsor Road Water Oakley Windsor PROPOSAL: Reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/00934/OUT for erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. RECOMMENDATION: PERMIT APPLICANT: Mr Merchant MEMBER CALL-IN: N/A EXPIRY DATE: 9 October 2023 | 9 - 58 |
| 5 | 23/01062/FULL - Ditton Manor Ditton Park Road Datchet Slough SL3 7JB PROPOSAL: Hotel-led development comprising the conversion, extension and alteration of the existing Manor House and associated buildings, including the North Gatehouse, East Gatehouse, South Gatehouse, Chapel and Granary, to a flexible hotel and wedding/conference venue (Use Class C1 and Sui Generis) with associated ancillary facilities including bar, restaurant and gym/spa; additional two storey hotel accommodation block (Use Class C1); erection of a marquee for wedding/conference use (Sui Generis); demolition and erection of a new one storey community building | 59 - 118 |

| | | |
|---|--|-----------|
| | (Use Class F2); car parking; landscaping; and other associated works. RECOMMENDATION: Refuse APPLICANT: Ditton Park Property Unit Trust MEMBER CALL-IN: N/a EXPIRY DATE: 8 August 2023 | |
| 6 | Planning Appeals Received and Planning Decision Report To note the contents of the report. | 119 - 122 |

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, with any special requests that you may have when attending this meeting.

Published: Wednesday 27 September 2023



LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

In accordance with the requirements of the Local Government (Access to Information) Act 1985, each item on this report includes Background Papers that have been relied on to a material extent in the formulation of the report and recommendation.

The Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed within the report, although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as "Comments Awaited".

The list will not include published documents such as the Town and Country Planning Acts and associated legislation, The National Planning Policy Framework, National Planning Practice Guidance, National Planning Circulars, Statutory Local Plans or other forms of Supplementary Planning Guidance, as the instructions, advice and policies contained within these documents are common to the determination of all planning applications. Any reference to any of these documents will be made as necessary within the report.

STATEMENT OF THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

MEMBERS' GUIDE TO DECLARING INTERESTS AT MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a Disclosable Pecuniary Interest (DPI) or Other Registerable Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

Any Member with concerns about the nature of their interest should consult the Monitoring Officer in advance of the meeting.

Non-participation in case of Disclosable Pecuniary Interest (DPI)

Where a matter arises at a meeting which directly relates to one of your DPIs (summary below, further details set out in Table 1 of the Members' Code of Conduct) you must disclose the interest, **not participate in any discussion or vote on the matter and must not remain in the room** unless you have been granted a dispensation. If it is a 'sensitive interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted by the Monitoring Officer in limited circumstances, to enable you to participate and vote on a matter in which you have a DPI.

Where you have a DPI on a matter to be considered or is being considered by you as a Cabinet Member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

DPIs (relating to the Member or their partner) include:

- *Any employment, office, trade, profession or vocation carried on for profit or gain.*
- *Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses*
- *Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.*
- *Any beneficial interest in land within the area of the council.*
- *Any licence to occupy land in the area of the council for a month or longer.*
- *Any tenancy where the landlord is the council, and the tenant is a body in which the relevant person has a beneficial interest in the securities of.*
- *Any beneficial interest in securities of a body where:*
 - a) *that body has a place of business or land in the area of the council, and*
 - b) *either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.*

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

Disclosure of Other Registerable Interests

Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (summary below and as set out in Table 2 of the Members Code of Conduct), you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.** If it is a 'sensitive interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

Other Registerable Interests:

- a) any unpaid directorships
 - b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
 - c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)
- of which you are a member or in a position of general control or management

Disclosure of Non- Registerable Interests

Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a DPI) or a financial interest or well-being of a relative or close associate, or a body included under Other Registerable Interests in Table 2 you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting** but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer) you do not have to disclose the nature of the interest.

Where a matter arises at a meeting which **affects** –

- a. your own financial interest or well-being;
- b. a financial interest or well-being of a friend, relative, close associate; or
- c. a financial interest or well-being of a body included under Other Registerable Interests as set out in Table 2 (as set out above and in the Members' code of Conduct)

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied.

Where a matter (referred to in the paragraph above) **affects** the financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

Other declarations

Members may wish to declare at the beginning of the meeting any other information they feel should be in the public domain in relation to an item on the agenda; such Member statements will be included in the minutes for transparency.

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Agenda Item 3

WINDSOR AND ASCOT DEVELOPMENT MANAGEMENT COMMITTEE

THURSDAY 7 SEPTEMBER 2023

Present: Councillors Amy Tisi (Chair), Mark Wilson (Vice-Chair), Alison Carpenter, Carole Da Costa, Devon Davies, Sayonara Luxton, Julian Sharpe, Julian Tisi and Jodie Grove

Also in attendance: Councillor David Buckley

Officers: Oran Norris-Browne, Jo Richards, Mikey Lloyd, Gilian Macinnes, James Overall and Helena Stevenson

Apologies for Absence

Council Grove substituted for Councillor Buckley who was not taking part as a voting committee member, but instead was speaking on behalf of Datchet Parish Council as a registered speaker.

Declarations of Interest

No declarations of interest were made.

Minutes

AGREED: That the minutes of the meeting held on Thursday 3 August 2023 were a true and accurate record.

22/02737/FULL - Land To The Rear of 45 To 63 London Road Datchet Slough

A motion was put forward by Councillor C. DaCosta to grant planning permission on the satisfactory completion of a S106 legal agreement to secure: 40% on-site affordable housing (32 dwellings), a contribution to the Council's Carbon Offset Fund and on-site play provision. This was also subject to a S278 legal agreement to secure off-site highway improvements comprising: x2 Zebra Crossings along London Road, the revitalisation of the x2 existing bus stops and the relocation (east) of the bus stop furthest east (to allow for x1 Zebra crossing) and with the conditions listed in Section 14 of the report (as updated by the panel update). This was in line with the officer's recommendation and was seconded by Councillor D. Davies.

A named vote was taken.

| 22/02737/FULL - Land To The Rear of 45 To 63 London Road Datchet Slough (Motion) | |
|---|-----|
| Councillor Amy Tisi | For |
| Councillor Mark Wilson | For |
| Councillor Alison Carpenter | For |
| Councillor Carole Da Costa | For |
| Councillor Devon Davies | For |
| Councillor Sayonara Luxton | For |
| Councillor Julian Sharpe | For |
| Councillor Julian Tisi | For |
| Councillor Jodie Grove | For |
| Carried | |

AGREED UNANIMOUSLY: That planning permission be granted upon the satisfactory completion of a S106 legal agreement to secure: 40% on-site affordable housing (32 dwellings), a contribution to the Council's Carbon Offset Fund and on-site play provision. This was also subject to a S278 legal agreement to secure off-site highway improvements comprising: x2 Zebra Crossings along London Road, the revitalisation of the x2 existing bus stops and the relocation (east) of the bus stop furthest east (to allow for x1 Zebra crossing) and with the conditions listed in Section 14 of the report (as updated by the panel update).

The Committee were addressed by 3 public speakers. John Padwick, Objector, Councillor Buckley, Datchet Parish Council and Matthew Harris, Applicant's Agent.

Planning Appeals Received and Planning Decision Report

The committee members noted the report.

The meeting, which began at 7.00 pm, finished at 8.16 pm

CHAIR.....

DATE.....

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD PLANNING COMMITTEE

DEVELOPMENT CONTROL PANEL

5 October 2023

Item: 1.

| | |
|---|--|
| Application No.: | 23/00582/REM |
| Location: | Land Adjacent The Hatch And South of Maidenhead Road And North of Windsor Road Water Oakley Windsor |
| Proposal: | Reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/00934/OUT for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. |
| Applicant: | Mr Merchant |
| Agent: | Mr Philip Allin |
| Parish/Ward: | Bray Parish/Clewer And Dedworth West |
| If you have a question about this report, please contact: Jeffrey Ng on or at jeffrey.ng@rbwm.gov.uk | |

1. SUMMARY

- 1.1. The application site comprises the northern portion of an allocated site for housing (AL21) under the adopted Borough Local Plan 2013-2033 (BLP). Upon adoption of the BLP, the Green Belt boundaries of the site have been redrawn and the site no longer falls within the Green Belt designation, as set out in the supporting proposals map.
- 1.2. This application is made for reserved matters following the approval of outline application ref. 22/00934/OUT. The outline application related to access only. The principle of the proposed development was also considered at the time of the outline application and was deemed to satisfy the context of the AL21 Site Allocation within the BLP.
- 1.3. The current reserved matters application relates to appearance, layout, scale and landscaping at the application site. It is noted that a Design Code and a set of parameter plans contained in the Design and Access Statement under the outline stage have been approved and conditions 4 and 5 of the outline planning permission 22/00934/OUT requires that any reserved matters application shall be submitted in general accordance with the approved details. On 28 October 2021, the Cabinet also approved the Land West of Windsor Stakeholder Masterplan Document (SMD), and it is now one of the material considerations for development management purposes.
- 1.4. The proposed development is seeking to construct 135 residential units, of which 40% would be affordable and 5% of market housing units would be fully serviced custom and self-build plots, which have been secured by the S106 planning obligation under the extant outline planning permission ref. 22/00934/OUT, together with an appropriate tenure mix and securing a Registered Provider for the affordable housing in order to ensure that proposal delivers an appropriate mix of affordable housing in line with the requirements of the BLP.

- 1.5. The Report sets out the relevant Development Plan, other relevant Policies and Guidance and other material planning considerations relevant to this planning application. The Report also sets out matters which have been identified to depart from the Development Plan and where appropriate have been justified by way of other material considerations.
- 1.6. Therefore, the Officer's recommendation is to approve subject to the matters set out below:

| | |
|---|---|
| It is recommended the Committee authorises the Head of Planning: | |
| 1. | To grant planning permission subject to the conditions as listed in Section 14 of this report. |

2. REASON FOR COMMITTEE DETERMINATION

- 2.1. The Committee resolved that all of the reserved matters applications pursuant to the outline permission 22/00934/OUT be brought back to the Committee for determination at the Windsor and Ascot Development Management Committee meeting on 2 November 2022.

3. THE SITE AND ITS SURROUNDINGS

- 3.1. The application site comprises an area of pastureland bound to the north by Maidenhead Road, the south by the A308 and existing residential areas to both the east and west (The Willows and The Hatch).
- 3.2. The site has a total area of 13.4 acres (5.4 ha) which is largely within Flood Zone 1, with areas to the north-west of the site located within Flood Zone 2. Immediately to the eastern edge of the site is the non-designated heritage asset of the garden wall to The Willows Estate, with buildings associated with the Willows Estate beyond.
- 3.3. The application site, along with land to the south of the A308 (assessed under application ref. 22/01354/OUT) forms part of the AL21, Land west of Windsor, north and south of the A308 Site Allocation within the BLP.

4. KEY CONSTRAINTS

- 4.1. The key site designations and constraints are listed below:
- BLP Site Allocation AL21 Land west of Windsor, north and south of the A308; and,
 - Part of the northwest of the site is located within Flood Zone 2
 - Immediately adjacent to a number of non-designated heritage assets within Willow Estate

5. THE PROPOSAL

- 5.1. This application seeks reserved matters permission for appearance, landscaping, layout and scale for the following development at the site:

- Erection of 135 new residential dwellings, of which 40% would be affordable and 5% would be self and custom-build plots (fully serviced);
- Provision a wide range of open spaces within the site, including open spaces, allotment area, and two Local Areas of Play (LAPs);
- Provision of car and cycle parking, footpath and cycle connections.
- Two accesses onto Maidenhead Road and other highways improvement works on A308 Windsor Road; and
- Retention of 1 metre buffer between the eastern boundary of the site and the non-designated boundary wall of Willow Estate.

6. RELEVANT PLANNING HISTORY

| Ref. | Description of Development | Decision and Date |
|-----------------|--|--|
| 22/00934/OUT | Outline application for access only to be considered at this stage with all other matters to be reserved for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. | Permitted – 17 November 2022 |
| 23/00745/CONDIT | Details required by Condition 13 (Landscape And Ecological Management Plan) of planning permission 22/00934/OUT for an outline application for access only to be considered at this stage with all other matters to be reserved for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. | Pending decision by the time of writing thus report. |
| 23/00744/CONDIT | Details required by Condition 12 (Biodiversity CEMP) of planning permission 22/00934/OUT for an outline application for access only to be considered at this stage with all other matters to be reserved for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. | Pending decision by the time of writing thus report. |
| 23/00891/CONDIT | Details required by Condition 17 (Archaeological Works) and Condition 24 (boundary wall) of planning permission 22/00934/OUT for an outline application for access only to be considered at this stage with all other matters to be reserved for the | Pending decision by the time of writing thus report. |

| | | |
|-----------------|--|--|
| | erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. | |
| 23/01238/CONDIT | Details required by Condition 23 (Travel Plan) of Planning Permission 22/00934 for Outline application for access only to be considered at this stage with all other matters to be reserved for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. | Pending decision by the time of writing thus report. |
| 23/01564/CONDIT | Details required by Condition 16 (Noise study) of Planning Permission 22/00934 for Outline application for access only to be considered at this stage with all other matters to be reserved for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. | Pending decision by the time of writing thus report. |
| 23/01565/CONDIT | Details required by Conditions 11 (Biodiversity Enhancements), 18 (Contamination) and 25 (External lighting) of Planning Permission 22/00934 for Outline application for access only to be considered at this stage with all other matters to be reserved for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road. | Pending decision by the time of writing thus report. |

- 6.1. Together with application ref. 22/01354/OUT which relates to the southern portion of the AL21 Site Allocation, a Stakeholder Masterplan document (SMD) for the whole site was approved by Cabinet on the 28 October 2021. At the time of submission, the two applications had been coordinated in order to ensure that a comprehensive development of the wider site allocation can be delivered; however, the two applications are separate and can be implemented and function so. Outline planning permission (22/01354/OUT) for the southern portion of the AL21 Site Allocation was granted in June 2023.

7. DEVELOPMENT PLAN

7.1. The main relevant policies are:

Adopted Borough Local Plan 2013-2033

| Issue | Policy |
|---|---------------|
| Spatial Strategy for the Borough | SP1 |
| Climate Change | SP2 |
| Sustainability and Placemaking | QP1 |
| Green and Blue Infrastructure | QP2 |
| Character and Design of New Development | QP3 |
| Building Height and Tall Buildings | QP3a |
| Housing Development Sites | HO1 |
| Housing Mix and Type | HO2 |
| Affordable Housing | HO3 |
| Historic Environment | HE1 |
| Managing Flood Risk and Waterways | NR1 |
| Nature Conservation and Biodiversity | NR2 |
| Trees, Woodlands and Hedgerows | NR3 |
| Environmental Protection | EP1 |
| Air Pollution | EP2 |
| Artificial Light Pollution | EP3 |
| Noise | EP4 |
| Contaminated Land and Water | EP5 |
| Infrastructure and Developer Contributions | IF1 |
| Sustainable Transport | IF2 |
| Open Space | IF4 |
| Rights of Way and Access to the Countryside | IF5 |
| Utilities | IF7 |

7.2 As noted above the site falls within the wider AL21 Site Allocation and as such additional reference is made to Policy HO1 and the associated AL21 Site Proforma in section 10.4 of the BLP.

Adopted Bray Parish Neighbourhood Plan 2016-2030

| Issue | Neighbourhood Plan Policy |
|---|----------------------------------|
| Bray Green Gap | GG1 |
| Development Brief and Statement of Community Consultation | BE1 |

| | |
|---|---------|
| Multiple Dwelling – Housing Assessment Criteria | BE3 |
| Transport Assessment/Transport Statement | BE4 (A) |
| Residential Development and Enhanced Public Transport | BE4(B) |
| New Developments and Public Rights of Way | BE4(C) |

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Documents

- Borough Wide Design Guide
- Sustainable Design and Construction SPD
- Planning Obligation and Developer Contributions SPD

Other Local Strategies or Publications

- RBWM Parking Strategy
- RBWM Waste Management Planning Advice Note
- RBWM Highway Design Guide & Parking Strategy 2004
- RBWM Interim Sustainability Position Statement
- RBWM Corporate Strategy
- RBWM Environment and Climate Strategy
- Berkshire Strategic Housing Market Assessment (SHMA) 2016
- DLUHC Technical housing standards – nationally described space standard 2015
- Land West of Windsor Stakeholder Masterplan Document (SMD) October 2021

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

- 9.1. The planning officer posted a site notice advertising the application at the site on 12.04.2023 and the application was advertised in the Local Press on 16.03.2023.
- 9.2. 51 households were notified directly, and 26 letters were received objecting to the application, summarised as:

| Comment | Where in the report this is considered |
|---------|--|
|---------|--|

| | | |
|----|---|---|
| 1 | Concerns over the scale and density of the proposed development. | Section 10v |
| 2 | Concerns over the preservation of the heritage assets of the location. | Section 10vi |
| 3 | Concerns over the absence of a green corridor/adequate buffer between the wall of the old Willows estate and the proposed buildings along the eastern boundary of the site. | Section 10vi |
| 4 | Concerns over the loss of privacy of neighbouring properties | Section 10vii |
| 5 | Concerns over the lack of buffer or protection along the Hatch boundary (i.e., plot 9 to 20) along western boundary of the site. | Section 10vii |
| 6 | Concerns over the increased traffic generation on the Maidenhead Road. | Section 10viii |
| 7 | Concerns over parking issues | Section 10viii |
| 8 | Concerns over the impacts to the local wildlife. | Section 10ix |
| 9 | Concerns over the ignorance of all existing trees along the western boundary of the site. | Section 10x |
| 10 | The proposed development should provide a proper fire access to the properties at the adjacent Willow Estate, which currently the existing access at the Estate does not accord with the relevant standard. | It is not a material consideration of this planning application. |
| 11 | The proposed development will have an adverse impact to the Green Belt. | The site is not within the Green Belt and is allocated for development within the Borough Local Plan 2013-2023. |

Statutory Consultees

| Consultees | Comments | Where in the report this is considered |
|--|-----------------------|--|
| Environment Agency | No comments to make. | Noted. |
| Natural England | No comments to make. | Noted. |
| RBWM Local Lead Flood Authority (LLFA) | No comments received. | Noted. |

Consultees

| Consultees | Comments | Where in the report this is considered |
|---------------|---|--|
| RBWM Highways | No objection subject to recommended conditions. | Section 10viii |

| | | |
|---|---|----------------------|
| RBWM Environmental Protection | No objection subject to recommended conditions. | Section 10xii |
| RBWM Ecology | No objection subject to recommended condition | Section 10ix |
| RBWM Housing | No objection. | Section 10iii and iv |
| RBWM Conservation | No objection in principle to the proposed development. While condition 24 of the extant outline planning permission 22/00934/OUT requires the existing condition of the wall to be recorded and to be retained. Any repair works or maintenance of the wall shall be paid for an undertaken by the developer and other owners, where appropriate. | Section 10 |
| Berkshire Archaeology | No response as the trenching cannot take place until the woodland is removed at the southwestern section of the site. | Section 10vi |
| Naturespace Partnership | The great crested newt surveys are over 18 months old. Follow-up surveys may be required. | Section 10ix |
| Royal Berkshire Fire and Rescue Service | No comments to make | Noted. |

Others (e.g., Parish and Amenity Groups)

| Groups | Comments | Where in the report this is considered |
|---------------------|--|---|
| Bray Parish Council | Objecting to the proposed development as it considers there to be insufficient parking, especially around the flats, and there are concerns on the safety of the proposed crossings on Windsor Road A308, a footbridge would be more suitable. Also, there is insufficient provision for cycle storage. Concerns over the impact of this application on the Willows heritage wall on the Eastern boundary, noting residents' proposals concerning the repositioning of allotments and self-build plots to allow this feature to be more visible and protected. There are concerns that the parameter plan shows | Section 10 |

| | | |
|---|--|-------------------|
| | <p>increased density over the prior application (Wates), particularly on the Eastern boundary, which impacts on the site's feeling of openness.</p> <p>The lack of a regular bus service will contribute to the increase in traffic joining the Windsor Road/Maidenhead Road A308 and that this in turn will impact on air quality around the junction.</p> | |
| <p>Oakley Green, Fifield and District Community Association Limited</p> | <p>Objecting to the proposed development as there is concern over the density and the proposed block of flats is too high and incongruous against neighbouring properties.</p> <p>There is also concern over parking and the proposed pedestrian crossings.</p> | <p>Section 10</p> |
| <p>The Windsor and Eton Society</p> | <p>Objecting to the proposed development as the proposed development has no unique sense of place relevant to the town to which this is a major westward extension.</p> <p>There is also concern over the layout of the proposed development as the social housing is in segregated rows, mainly on the edges of the development but not distributed throughout.</p> <p>The proposed small houses with small rear gardens along the eastern boundary will have an impact to the amenity of the Willows residents. The proposed front parking arrangement would also dominate the street scene.</p> <p>There is also concern over the absence of any private outdoor spaces provided for any upper flats and there is limited outdoor space for the ground floor flats of the apartment building.</p> | <p>Section 10</p> |

| | | |
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| | <p>There is concern over the inadequate provision of cycle parking.</p> <p>There is also concern over the access to the open space at the western end of the site.</p> | |
|--|--|--|

10. EXPLANATION OF RECOMMENDATION

10.1. The key issues for consideration are:

- i) Principle of Development
- ii) Climate Change and Sustainability
- iii) Housing Provision and Quality
- iv) Affordable Housing
- v) Design and Character
- vi) Impact on the setting of Heritage Assets
- vii) Impact on Neighbouring Amenity
- viii) Highways and Parking
- ix) Ecology and Biodiversity
- x) Trees
- xi) Flood Risk and Sustainable Drainage
- xii) Environmental Health

i) Principle of Development

10.2. A reserved matters application deals with the outstanding details of an outline application proposal. In this case, these matters are appearance, landscaping, layout, and scale. The details of the reserved matters application must be in line with the outline approval, including any conditions attached to the permission.

10.3. An outline planning permission for access only was granted for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road under planning application 22/00924/OUT. The principle of development of the proposed development has already been established and accepted at the outline stage.

10.4. The Borough Local Plan 2013-2033 (BLP) identifies the wider AL21 Site Allocation as appropriate for residential development, subject to site specific requirements. The list of requirements is set out within the BLP and their adherence to this should be demonstrated by the proposed development at the site. The following table lists out the site-specific requirements of the AL21 site allocation:

| Site Specific Requirements |
|--|
| 1. Retain the hidden nature of the site in the landscape through retention and reinforcement of existing tree belts and hedgerows along roads (especially the A308 Windsor Road) and by retaining low building heights that are reflective of local contextual heights |

| |
|---|
| 2. Be highly connected with surrounding streets, public rights of way and public transport corridors to ensure that the development integrates into the Windsor urban area |
| 3. Provide a highly permeable layout within the site focused on the strategic public open space |
| 4. Provide pedestrian and cycle links through the site and into surrounding streets and rights of way to improve connectivity |
| 5. Enhance existing pedestrian and cycle links towards Maidenhead and Windsor |
| 6. Ensure that the development is well served by public bus routes/demand responsive transport/other innovative public transport solutions, with appropriate provision for new bus stop infrastructure, such that the bus is an attractive alternative to the private car for local journeys, including to local railway stations |
| 7. Develop and implement a robust residential Travel Plan to manage travel to and from the site and reduce instances of single-occupancy car trips, including a car club for residents |
| 8. Provide a strong high quality green and blue infrastructure network across both elements of the site that uses existing trees, water courses and landscaping elements as its base framework. The Green infrastructure network will need to support enhanced biodiversity, recreation, food production and leisure functions |
| 9. Ensure the strategic public open space is of very high design quality and is located in the southern parcel of the site with the community hub and educational facilities located near to or fronting the space |
| 10. Retain valuable trees at site boundaries |
| 11. Be of very high-quality design that respects the framework of trees and hedgerows in and around the site |
| 12. Provide a series of character areas across the site, each focused on an element of the green and blue infrastructure network |
| 13. Provide 40% affordable housing |
| 14. Provide family housing with gardens |
| 15. Provide 5% of market housing units as custom and self-build plots (fully serviced) |
| 16. Conserve, or preferably enhance, the Grade II* Listed The Old Farmhouse and its setting |
| 17. Consider and avoid or, where necessary, mitigate potential disturbance impacts on the users of the Cardinal Clinic |
| 18. Ensure appropriate edge treatments and transition to the countryside |
| 19. Provide allotments or community garden/orchards by accommodating these uses on areas of best and most versatile land where practical, subject to wider site layout and design considerations |
| 20. Consider flood risk as part of a Flood Risk Assessment as the site is partially located within Flood Zone 2 and 3 and larger than one hectare. This will need to demonstrate that the exception test can be passed and that a safe evacuation route can be provided |
| 21. Demonstrate the sustainable management of surface water runoff through the use of Sustainable Drainage Systems (SuDS) in line with policy and best practice; any proposed surface water discharge must be limited to greenfield runoff rates |
| 22. Provide appropriate mitigation measures to address the impacts of noise and air pollution to protect residential amenity. |

ii) Climate Change and Sustainability

- 10.5. The Climate Change Act 2008 (CCA 2008) imposes a duty to ensure that the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline.

Paragraph 152 of the National Planning Policy Framework (NPPF) states that the planning system should support the transition to a low-carbon future in a changing climate by contributing to a radical reduction in greenhouse gas emissions, minimising vulnerability and improving resistance, and supporting renewable and low-carbon energy and associated infrastructure. The Royal Borough of Windsor and Maidenhead declared a climate emergency in June 2019, and the Council intends to implement a national policy to ensure net-zero carbon emissions can be achieved by no later than 2050.

- 10.6. Policy SP2 of the BLP sets out that all developments will demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change. Policy SP2 sets out that applicants should refer to the adopted Sustainable Design and Construction Supplementary Planning Document (SPD), the Borough Wide Design Guide SPD and the Council's Environment and Climate Strategy 2020-2025 or successor documents for further guidance.
- 10.7. In December 2020, the Environment and Climate Strategy was adopted to set out how the Borough will address the climate emergency and it is a material consideration in determining this application. The strategy sets a trajectory which seeks a 50% reduction in emissions by 2025.
- 10.8. While a Sustainability SPD will be produced, the changes to national and local climate policy are material considerations that should be considered in the handling of planning applications and achievement of the trajectory in the Environment and Climate Strategy will require a swift response. The Council has adopted an Interim Sustainability Position Statement (ISPS) to clarify the Council's approach to these matters. According to the ISPS, all development should be net-zero carbon unless it is demonstrated this would not be feasible.
- 10.9. An energy and sustainability statement, which is prepared by AES Sustainability Consultants Ltd, on behalf of the applicant, are provided to support this application. The sustainability measures set out in the Statement accord with the requirements of the Interim Sustainability Position Statement. As a whole, the development can achieve a 75.83% reduction in CO2 emissions.
- 10.10. The applicant's sustainability statement also identifies a number of renewable or low carbon energy systems which are considered to be feasible, including solar photovoltaic (PV), hot water heat pumps and air source heat pumps. All proposed houses will incorporate air source heat pumps and all apartment units will incorporate hot water heat pumps to ensure that the proposed development can meet the requirements of the ISPS. Details of the installation and location of the proposed PV should be provided to support the application. However, it is considered that such details can be secured by a planning condition.
- 10.11. Whilst this would represent a considerable reduction in the potential CO2 emitted from the site, the proposal does not achieve net zero. As such, it is reasonable for the Local Planning Authority to achieve the remainder by Building Emissions and Lifestyle contributions. These contributions have been secured by the planning obligation of the outline planning permission (22/00934/OUT).

iii) Housing Provision and Quality

Housing Mix

- 10.12. Policy HO2 of the Borough Local Plan 2013-BLP sets out that the provision of new homes should contribute to meeting the needs of current and projected households by having regard to the principles set out in the Policy, including the provision of an appropriate mix of dwelling types and sizes, reflecting the most up to date evidence as set out in the 2016 Berkshire Strategic Housing Market Assessment (SHMA). Where evidence of local circumstances/market conditions demonstrate an alternative housing mix would be more appropriate, this will be considered.
- 10.13. Supporting paragraph 7.5.3 of Policy HO2 sets out that the 2016 SHMA identified a need for a focus on 2- and 3-bed properties in the market housing sector and 1-bed units in the affordable sector. Paragraph 7.5.4 continues to set out that a Borough-wide housing mix target set out in the 2016 SHMA should be a starting point when bring forward proposals for individual sites. Point 14 of the AL21 allocation proforma sets out that the development should provide family housing with gardens.
- 10.14. The Housing Size Mix by tenure set out in the 2016 SHMA is as follows:

| | 1-bed | 2-bed | 3-bed | 4+ bed |
|---------------|--------------|--------------|--------------|---------------|
| Market | 5-10% | 25-30% | 40-45% | 20-25% |
| Affordable | 35-40% | 25-30% | 25-30% | 5-10% |
| All dwellings | 15% | 30% | 35% | 20% |

- 10.15. The proposed development will provide 135 dwellings and the proposed housing mix is set out below:

| | 1-bed | 2-bed | 3-bed | 4-bed | 5-bed |
|---------------|--------------|--------------|--------------|--------------|--------------|
| Market | 0 | 6 (7.41%) | 28 (34.57%) | 19 (23.46%) | 28 (34.56%) |
| Affordable | 8 (14.81%) | 26 (48.15%) | 18 (33.33%) | 2 (3.70%) | 0 |
| All dwellings | 8 (5.93%) | 32 (23.70%) | 46 (34.70%) | 21(15.56%) | 28 20.74%) |

- 10.16. From the table above, the total housing mix is generally in accordance with the 2016 SHMA housing mix target. The provision of 4+ bed properties (i.e., 36% of the total number of units to be provided¹) is above the preferred 2016 SHMA housing mix target of 20% and the provision of 1-bed units is lower than the target. However, this is considered acceptable in this specific instance as the proposal development is providing a significant proportion of family housing with gardens, which is in line with point 14 of the AL21 allocation proforma requirement. The affordable housing mix will be discussed in detail under the affordable housing section of this report.

Custom and self-build plots (fully serviced)

- 10.17. Policy HO2 of the BLP sets out that proposals for 100 or more net new dwellings (on greenfield sites) are required to provide 5% of the market housing as fully serviced plots for custom and self-build housing. Self-build plots will generally be expected to be provided in clusters. All self-build plots will need to be provided with a plot passport.
- 10.18. Point 15 of the AL21 site allocation proforma also sets out that the development should provide 5% of market housing units as self and custom-build plot (fully serviced).

¹ The self and custom-build plots will be provided in a form of 3-bed properties.

- 10.19. The proposed development comprises 81 market units and therefore it requires a minimum of 4 self-build plots to fulfil the 5% provision requirement. The current proposal is seeking to introduce 4 self-build plots to the site, and as such meets the provision requirement set out in Policy HO2 and point 15 of the AL21 allocation proforma. The proposed self-build plots are provided in a cluster along the eastern boundary of the site, as set out under the AL21 site allocation proforma.
- 10.20. The outline planning permission (22/00934/OUT) is subject to a planning obligation. The Fourth Schedule of the planning obligation refers to the self-build and custom build provision, including the requirement of the provision of a plan identifying the relevant self-build plots and a scheme including the design code, plot passport, measures relating to the legal transfer of the relevant self-build plots, details of a marketing strategy of the provision of the relevant self-build plot. Relevant clauses have to be formally discharged and it is subject to the submission of a formal discharge of planning obligation application.

Accessible and Adaptable Housing

- 10.21. Policy HO2 sets out that for proposals of 20 or more dwellings, 30% of the dwellings should be delivered as accessible and adaptable dwellings by Building Regulations M4(2), and 5% of the dwellings should meet the wheelchair accessible standard in Building Regulations M4(3), unless evidence can be provided to demonstrate that such provision would be impracticable or render the scheme unviable.
- 10.22. According to the applicant's design and access statement, it sets out that 40 units (29.6%) will be delivered as accessible and adaptable dwellings in accordance with the Building Regulation M4(2) and 7 units (5.18%) will meet the wheelchair accessible standard in Building Regulation M4(3). There is a very minor shortfall of 0.4% in the provision of M4(2) accessible and adaptable dwellings, but it is considered that the shortfall is de minimis in this regard. The provision of M4(3) wheelchair accessible dwellings accords with the 5% standard set out in Policy HO2.
- 10.23. Condition 22 of the outline planning permission (22/00934/OUT) requires details of the units designed to meet Categories M4(1), M4(2) and M4(3) of Approved Document Part M of Building Regulations 2010 (as amended) to be provided prior to the commencement of above ground floor slab level building works. Therefore, it is considered that adequate development control measures are in place in this regard.

iv) Affordable Housing

- 10.24. Policy HO3 of the BLP sets out that all developments for 10 dwellings gross, or more than 1,000 square metres of residential floorspace are required to provide on-site affordable housing as follows:
- On greenfield sites providing up to 500 dwellings gross – 40% of the total number of units proposed on the site.
 - On all other sites, (including those over 500 dwellings) – 30% of the total number of units.
- 10.25. Policy HO3 also sets out that the required affordable housing size and tenure mix shall be provided in accordance with the SHMA 2016 or subsequent affordable housing needs evidence. The delivery of onsite affordable housing should be distributed across the development to create a sustainable, balanced community. The provision of 40% affordable housing is also set out under point 13 of the AL21 allocation proforma.

- 10.26. The Council's Housing Officer's has been formally consulted on this application and has raised no objection to the proposed development as the proposed affordable housing mix is generally in line with the Council's preferred mix set out in the BLP and the Section 106 planning obligation of the outline planning permission (22/00934/OUT), which requires 45% social rented housing, 35% affordable rented housing and 20% shared ownership housing.
- 10.27. The outline planning permission (22/00934/OUT) is subject to a planning obligation. The Third Schedule of the planning obligation refers to the affordable housing obligations, which requires details of the affordable housing scheme to be submitted to and approved by the Council for review and set out a number of the provision requirements.

v) Design and Character

- 10.28. Section 12 of the NPPF is about achieving well-designed places. Paragraph 126 sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 10.29. Policy QP3 of the BLP sets out that all development should seek to achieve a high-quality design that improves the character and quality of an area. Policy QP3 sets out that new development will be able to respect and retain existing high-quality townscapes and landscapes and helps create attractive new townscapes and landscapes.
- 10.30. Further to the objectives of Policy QP3 and Section 12 of the NPPF, the AL21 Site Allocation proforma sets out a number of design related criteria against which application proposals are to be assessed, including the need to be of a very high quality design that respects the framework of trees and hedgerows in and around the site, provides a series of character areas across the site, each focused on an element of the green and blue infrastructure network and in a form which retains the hidden nature of the site, with appropriate landscaping and edge treatments. The outline planning permission (22/00934/OUT) is also subject to a Stakeholder Masterplan Document (SMD) and the associated Design Code dated August 2022.

(a) Layout

- 10.31. Layout refers to buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development. The layout of the proposed development is guided by the approved SMD and the associated Design Code.
- 10.32. The main shared pedestrian/cycle way follows the primary street from the main access off Maidenhead Road in the north to the cycle route along A308 Windsor Road to the south of the site. A 3-metre shared pedestrian/cycle way, which will connect to the main access, will be provided from east to west to connect the site to the cycle route along A308 to the north-east of the site. The provision is in accordance with the principle set out in the Design Code.
- 10.33. All proposed units are considered to meet the minimum requirement of gross internal floor areas as set out in the nationally described space standard. Furthermore, private gardens are provided for all family dwellings, which is in line with the AL21 site

allocation proforma requirement. Furthermore, the majority of the proposed dwellings have been designed to have an orientation of back-to-back to ensure rear gardens enclosed and protected.

- 10.34. The site has been categorised into four key character areas, which is in line with the AL21 site allocation proforma requirement 12 to provide a series of character areas across the site, namely Key Routes, Clusters, Residential Streets and Southern Edge.

Key Routes

- 10.35. This character area includes the primary access of the site from Maidenhead Road and two key strategic open spaces within the site, namely “Northern Arrival Space” and “Oak Green”. This area also includes a mix of market and affordable housing units, including the only apartment building of the site.
- 10.36. The Northern Arrival Space will be located next to the main access of the site from Maidenhead Road”, which offers a surface water attenuation feature and provides a play area (LAP) with associated planting. The space is well connected by the internal streets of the site and will be a strategic open space to serve future residents of the proposed development. The Oak Green Space will be located at the end of the main street of the site, where a valuable veteran oak tree will be retained within the centre to avoid any disturbance to the root protection area of the oak tree.
- 10.37. Units (plots 9 to 20) along the western boundary have been sensitively designed as they are positioned immediately to the west of the properties along the Hatch and north of the veteran oak tree. All of the units will be in line with the approved SMD, which requires the units to be in detached building typologies and parking to be to the side to ensure gaps are provided between buildings to increase spaciousness.
- 10.38. Units (plots 98 to 102) to the east of the Northern Arrival Space have been designed to have a frontage towards the open space and therefore they have a very good accessibility to the open space including the Local Area of Play (LAP) with a well-connected network. The units are in line with the approved SMD, which requires the units to be in detached building typologies and parking to be to the side to ensure gaps are provided between buildings to reduce density.
- 10.39. An apartment building with associated parking (units 54 to 71) with two semi-detached three-storey units (plots 72 to 73) have been introduced to the centre of this character area and provide 18 affordable units. The buildings are at a very convenient location as it is well connected by the two key strategic open spaces. The building is considered to be in line with the approved SMD, which identifies that area to be in high density with taller buildings to be provided.
- 10.40. Compared to the illustrative layout of the site under the outline planning application 22/00934/OUT, the proposed apartment building along the southern boundary of the site has been removed and it has been redesigned with a cluster of semi-detached units (plots 21 to 27). It is considered that the reconfiguration of the layout of this area is an improvement to the scheme as it will create a positive relationship with the Oak Green Space, which is immediately to the west of the units. Furthermore, the units have been designed to have a frontage towards the open space and therefore they have a very good accessibility to the open space. The units are also in line with the approved SMD in general, which identifies that area to be in high density with taller buildings to be provided.

Clusters

10.41. This character area has been divided into two parts, (a) the northern and eastern area and (b) the western area. Both parts are identified in the approved SMD to provide a detached building typologies and to maintain a low density in the area.

(a) Northern and eastern area

10.42. The existing trees and hedgerows along the northern boundary of the site, except where necessary to be removed to provide the approved accesses into the site, will be retained, which is in line with point 1 of the AL21 site allocation proforma requirement to retain the hidden nature of the site in the landscape through retention of existing tree belts and hedgerows along road.

10.43. The units (Plots 103 to 108 and 121) will be individually served by the secondary access from Maidenhead Road. The layout of the units is considered to be in line with the approved SMD and the illustrative masterplan, which require the north-eastern area to comprise of detached building typologies and parking to be to the side to ensure gaps are provided between buildings to reduce density.

10.44. A new 4-bed market unit (plot 121) has been introduced to the northeast corner of the site, and the previously proposed allotment area has been relocated and combined to form a larger allotment area at the southwest corner of the site. The applicant's design and access statement set out that the introduction of a new unit at that corner can provide a visual bookend and contribute towards as active frontage to Maidenhead Road, which also provides natural surveillance of the pedestrian/cycle access point from Maidenhead Road and the pedestrian link to main vehicle access. Given that the positioning of that additional 4-bed unit is facing the private drive within the site and will be well screened by the existing hedges along Maidenhead Road, it is not considered that the unit will have any significant positive contribution to the active frontage to Maidenhead Road. Notwithstanding, it can provide natural surveillance to the nearby public accesses, which form part of the key accesses from the site to Maidenhead Road. It is in line with paragraph 1(g) of Policy QP3 to create safe places where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. The additional 4-bed detached unit will also be in line with the cell density plan under the approved SMD, which requires the units have to be in detached building typologies.

10.45. The proposed development will introduce four self and custom-build plots (plots 122 to 125) along the eastern boundary of the site, subject to a future design code and plot passport for the details of the design parameters, which will be required to be provided under the planning obligation of the outline planning permission (22/00934/OUT). While there is no specific requirement set out in the AL21 site allocation proforma and approved SMD for the self and custom-build plots, Policy HO2 sets out that self-build plots will generally be expected to be provided in clusters. The proposed self-plots are shown in a cluster, which is in line with the requirement of Policy HO2. The proposed self-build plots are also in line with the cell density plan under the approved SMD and the illustrative masterplan, which requires units be in detached building typologies and parking to be to the side to ensure gaps are provided between buildings to reduce density.

10.46. A 4-bed unit and a 5-bed unit (plots 134 and 135) have been introduced to the south-eastern corner of the site. The additional units have been designed to face outwardly and gardens are situated to the rear to allow an adequate separation distance to the adjacent Willow Estate. The proposed development however will continue to retain the

remaining south-eastern corner of the site as “scrub” land to enhance the ecological value and biodiversity net gain opportunities of the site.

(b) Western area

- 10.47. Units (plots 1 to 8) to the west of the Oak Green Space have been designed to have a frontage towards the green infrastructure including the Oak Green Space, LAP, community orchard area and a strategic open space which offers surface water attenuation feature. They have a very good accessibility to the open spaces. The units are in line with the approved SMD, which requires the units to be in detached building typologies and parking to be to the side to ensure gaps are provided between buildings to reduce density.

Residential Streets

- 10.48. The character area is located at the centre of the application site, and it requires a good transition from a higher density with buildings with taller height to the west to a lower density with buildings with lower height to the east. The cell density plan of the approved SMD identifies that area is with medium density and is a transition development area between the differing typologies.
- 10.49. Units (plots 28 to 39 and 74 to 97) have been designed to provide a good mix of housing units and small apartment buildings, including market units and affordable housing units. The layout of the units is generally in line with the approved SMD to provide a transition development between the different typologies, where units have been designed to have range of two-storey to two and a half storey buildings in that area. Strategic open spaces are well connected to this area.

Southern Edge

- 10.50. This character area is related to the area along the southern boundary of the site. The majority of the existing trees and hedgerows along the southern boundary facing A308 Windsor Road will be retained to continue to preserve the hidden nature of the site in the landscape, which is in line with point 1 of the AL21 site allocation proforma requirement.
- 10.51. The proposed development is seeking to introduce an equipped timber trim trail along the southern boundary of the site as an alternative LAP provision. It is considered that the proposed trail can minimise the impact on the existing tree belts along the boundary. According to the applicant’s landscape masterplan, it sets out that the trail will be installed following site survey of exact tree locations with arborist to avoid conflict with the existing root protection areas of the retained trees. Given the trees along the southern boundary are important to preserve the hidden nature of the site and are immediately adjacent to A308 Windsor Road, it is important to ensure a site survey shall be carried out prior to commencement of the trail works so as to avoid any further disturbance to the root protection areas of those trees. This can be secured by a planning condition.
- 10.52. Units (Plots 40 to 53) have been designed to provide a good mix of market and affordable units. The layout of the units is in line with the approved SMD to provide a transition development between the different typologies, where the units along the southern boundary are all two storeys, which are in line with point 1 of the AL21 site allocation proforma requirement of the retention of low building heights and the hidden nature of the site from A308 Windsor Road. Strategic open spaces are well connected to this area, including access to the southern part of the wider AL21 allocated site.

(b) Scale

- 10.53. Scale includes information on the size of the development, including the height, width and length of each proposed building. Concerns have been raised during the public consultation over the scale and density of the proposed development.
- 10.54. Policy QP3a of the BLP clearly set out that new development will be generally expected to maintain the existing context heights, to reinforce and reflect the character of the local area. Though it appreciates that the height of the buildings in large developments may increase due to efficient use of land and placemaking, the Policy goes on to say that the proposed increase should not normally constitute an increase to the typical building height in the surrounding area by more than one storey, subject to responding appropriately to the existing characteristics of the site and wider context in respect of the built form, landscape, landform, heritage, and views.
- 10.55. All of the housing units to be provided are in line with the building heights parameter plan in the approved SMD, where units to be provided along eastern and western boundaries of the site are in two storey; units within the residential street character area are provided in a range of two to two and a half storey; and the proposed apartment building and the cluster of semi-detached and terraced units at the centre of the site are provided in 3-storey.
- 10.56. The approved SMD identifies that a statement or a key building can help to increase the prominence and importance of a specific space or arrival point within a new development, and it can also provide interest to street scenes, such as corners, when viewed from an approaching route, or where it is located around a key space or street. The statement building should be used in very limited location.
- 10.57. The proposed development is seeking to introduce 1 three storey apartment building to the site, providing 18 affordable units with associated parking, which will be the statement building of the site and also 7 semi-detached and terraced units will be three storeys. The location of the apartment building is generally in accordance with the proposed location of a statement building in the frontage plan set out in the approved SMD, which is at the corner and is close to the arrival space of the site.
- 10.58. The location of the three storey units of the proposed development is also in line with the density parameter map. Given the majority of the units to be provided within the site will be in two storey, the proposed three storey units and apartment building is considered to comply with the requirement of Policy QP3a that any buildings should not increase by more than one storey when considering the typical building height in the surrounding area.
- 10.59. A number of two and half-storey buildings have been introduced within the residential streets character area, which requires a transition development with differing building typologies. The introduction of a number of two and half-storey buildings would allow a good transition from west to east.

(c) Appearance

- 10.60. Appearance refers to the aspects of a building or place which affect the way it looks, including the exterior of the development.
- 10.61. Section 4.4.5 of the approved Design Code sets out that the design of building forms and use of materials must reference an understanding of the local character. The Code

identifies a number of features and materials of the local area, including gable form and painted brick, distinctive form, expression of roofscape, etc.

- 10.62. A mixture of red and buff brick with ivory render will be used for all of the housing units throughout the site. While the use of buff brick with ivory render has been used in the units along the western boundary of the main street of the site and the units along the northern boundary of the site, it will create a distinctive form feature of those units. The majority of the units within the site will use the traditional red brick, which is in line with the wider local area. Units within the residential street character area have been designed to provide a strong character, including the use of fables.
- 10.63. Details of the materials to be used on the external surfaces of the development shall be provided. Such details have been secured by Condition 6 of outline planning permission 22/00934/OUT.

(d) Landscaping

- 10.64. Landscaping refers the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

Private Amenity Space

- 10.65. Principle 8.5 of the Council Borough Wide Design Guide SPD (BWDG) sets out that flatted developments will be expected to provide high quality outdoor amenity space for each flat. Principle 8.6 then sets out that a minimum of 10 square metres of communal outdoor amenity space per flat must be provided. Both Principle 8.5 and 8.6 set out several key considerations which a high quality private and communal outdoor amenity space expected to be.
- 10.66. The provision of private amenity space of all units complies with the Council's BWDG SPD.

Public Amenity Space

- 10.67. Policy IF4 of the BLP requires new open space and play facilities for children and young people on sites allocated for new housing. Appendix F of the BLP also sets out a list of quality guidelines of the open space standard. Point 3 of the AL21 site allocation proforma also sets out that the development of the site will be required to provide a highly permeable layout within the site focused on the strategic public open space. According to the open space standard, a minimum of 1.18ha of open space is required to be delivered within the application site, where the proposed development is seeking to provide 1.3ha of open space, which exceeds the requirement of the Council's standard.

Local Area of Play (LAP)

- 10.68. According to the Guidelines for contribution towards Local Area of Play (LAP), Locally Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP) from new residential development, a LAP and a LEAP are required to be delivered in any new residential development comprising 11 to 200 dwellings. The approved SMD identifies that a minimum of two LAPs should be provided at the northern part of the AL21 site allocation (the application site), while a LEAP should be provided at the southern part of the site allocation.

10.69. The proposed development is seeking to deliver two LAPs and an additional equipped natural play trim trail along the southern boundary of the site, which is generally in line with the guidance set out in the approved SMD. Though the proposed development is not seeking to deliver a LEAP at the site, it is considered that a LEAP will be provided at the southern part, as set out in the approved SMD.

Allotments

10.70. Point 19 of the AL21 site allocation proforma sets out that the development is required to provide allotments or community garden/orchards by accommodating these uses on areas of best and most versatile land where practical, subject to wider site layout and design considerations. The approved SMD identifies that two allotment areas will be provided at the application site.

10.71. The proposed development however is seeking to relocate the proposed allotment area at the northeast corner of the site (identified on the approved illustrative masterplan) to allow a new unit to be erected to provide a natural surveillance of the pedestrian access point from Maidenhead Road. A larger allotment area will be formed at the south-west corner of the site. As such the total amount of allotment provision remains as per the outline application.



Figure 1 Approved Green Infrastructure Parameter Plan

North-Eastern Corner Green Infrastructure

10.72. The approved land use and green infrastructure parameter plans identify the north-eastern corner of the site as part of the green infrastructure. The introduction of a new unit at that corner would constitute a loss of a green space at that corner for future residents and thus proposes an amendment to this approved parameter plan.

10.73. The north-eastern area is well-connected to the proposed open space at the northern arrival within a reasonable walking distance, i.e., the distance between the additional unit and the green space to the east of the main access is approximately 110 metres. Although there is a loss of a green space of that corner, the overall provision of 1.3ha of open space within the site exceeds the requirement of the Council's open space standards (which is 1.18ha for this site). The additional unit would also have a positive contribution to improve natural surveillance to the nearby public accesses, which form part of the key accesses from the site to Maidenhead Road. Considering the benefits

identified from the additional unit, and that the overall amount of green space within the site still exceeds the minimum standards, on balance, this element of the proposal is considered to be acceptable.

vi) Impact on the setting of Heritage Assets

- 10.74. Section 16 of the NPPF is about conserving and enhancing the historic environment. Paragraph 203 sets out that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 10.75. Policy HE1 of the BLP sets out that development proposals would be required to demonstrate how they preserve or enhance the character, appearance, and function of heritage assets (whether designated or non-designated) and their settings and respect the significance of the historic environment.
- 10.76. Concerns have raised during the public consultation over the preservation of the heritage assets of the location.

Designated Heritage Assets

- 10.77. The application is accompanied by a built heritage statement by Turley Heritage, on behalf of the applicant to support this application. The statement identifies that the application site does not contain any designated or formally identified non-designated built heritage assets. However, there are a number of Grade II listed buildings within the wider area of the application site, including the Old Farmhouse, Bishop's Farmhouse, the Old Malthouse, the While House and its Granary. Considering the distance between those listed buildings and the application site and the lack of historic or functional links between those sites and the application site, it is not considered that the application site would constitute any harm to the significance of the setting of those designated heritage assets in this regard.

Non-designated Heritage Assets

- 10.78. The applicant's-built heritage statement sets out that immediately to the east of the site there is a group of non-designated heritage assets within the Willows Estate, Maidenhead Road, including the Estate boundary wall which forms the eastern boundary of the application site.
- 10.79. The proposed development would inevitably change the character of the application site, as set out in the Committee Report of the outline planning permission (ref: 22/0934/OUT). There is a closer relationship between the proposed development and the Willow Estate along the eastern boundary of the application site, in particular the existing brick boundary wall of the Estate. The applicant's built heritage statement reinstates that the existing boundary wall along the eastern boundary of the application site will be retained in its entirety and not physically altered by the proposed development. The proposed layout, in general, follows the indicative layout under the outline planning permission (ref: 22/00934/OUT), which includes the introduction of private amenity spaces along the boundary to allow an adequate set back of any new built units and the existing vegetations along the boundary.
- 10.80. Condition 24 of the outline planning permission (ref: 22/00934/OUT) requires the plotting and recording of the existing condition of the wall prior to commencement of

the development. Though condition 24 does not require the records to be formally provided to the Local Planning Authority, as suggested under paragraph 4.13 of the applicant's-built heritage statement, the condition should be formally discharged through a proper discharge of condition process. A discharge of condition application (ref: 23/00891/CONDIT) has been submitted to formally discharge Condition 24 at the time of writing this report.

- 10.81. Concerns have raised during the public consultation over the absence of a proper protection mechanism and/or green corridor/adequate buffer between the wall of the old Willows Estate.
- 10.82. According to the applicant's-built heritage statement, it sets out that a 1 metre buffer will be allowed between the existing boundary wall and the new units along the eastern boundary including the self and custom-build plots². The buffer will allow adequate room to review the condition of the wall in perpetuity. The statement sets out that the 1 metre buffer will allow access to monitor the condition of the wall. It is considered that details of the boundary wall management plan should be provided to support this application including how the 1 metre buffer will be managed and details of the monitoring works of the wall. Such details can be secured by a planning condition.
- 10.83. As discussed in paragraph 10.35 of the committee report of the outline planning application 22/00934/OUT, it sets out that *"While attractive, well-constructed and historically linked with the estate, the walls are later works and of a simple functional design. They were constructed to enclose the additional estate cottages and were only ever visible by users of the adjoining field (the application site) and in distant views from the road.* The paragraph recognises the wall as a non-designated heritage asset should be maintained as part of the development, but it also sets out that it is of a lesser architectural and historic significance than the earlier tall frontage wall of the Estate.
- 10.84. The proposed development, which is very similar to the indicative layout under the outline planning application 22/00934/OUT, would locate the Estate wall within private residential gardens and not in public view. The proposed units along the eastern boundary will also set away from the wall. The additional unit and the removal of the allotment area at the northern eastern corner of the site will limit the visibility of the wall from public vantage points. However, as set out above, the walls were only ever visible by users of the adjoining field and in distant views from the road. The current scheme is not dissimilar to the existing arrangement where the wall is not widely visible in public view. Importantly, a 1 metre buffer will be maintained to ensure the wall is retained in its entirety.

Conclusion

- 10.85. Given the distance between the designated heritage assets and the application site and the lack of historic or functional links between those assets and the application site, it is not considered that the application site would constitute any harm to the significance of the setting of those assets. The site is immediately to the east of the Willow Estate, which is a group of non-designated heritage assets, including the boundary wall, which runs along the eastern boundary of the application site. The layout of the proposed development largely remains the same as the approved illustrative layout, except for the introduction of an additional unit at the north-eastern corner of the site. However, it is considered that impact to the adjacent non-designated

² An email from the applicant dated 01 August 2023 confirms that the reference to a 3 metres buffer for the self and custom-build plots is incorrect, and it should be disregarded.

heritage boundary wall is limited as the existing wall is currently not widely visible in public view. Therefore, the harm to the significance of the setting of the non-designated heritage assets is considered to remain as less than substantial harm but at the very lower end in this regard and the proposed development is considered to be acceptable in heritage terms.

Archaeology

- 10.86. The application site is approximately 150 metres south of the River Thames and therefore lies over the floodplain and gravel terraces which have been a focus of settlement, agriculture, and burial from the earlier prehistoric period to the present day. The site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development.
- 10.87. Condition 17 of the outline planning permission 22/00934/OUT requires the submission of a programme of archaeological work including a Written Scheme of Investigation prior to the commencement of the development, where a discharge of condition application 23/00891/CONDIT has been submitted to formally discharge the Condition.

vii) Impact on Neighbouring Amenity

- 10.88. Policy QP3 of the BLP sets out that new development should have no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight.
- 10.89. The Council's BWDG sets out that a minimum distance of 20 metres is the Council's generally accepted guideline for there to be no material loss of privacy between the rear of two storey buildings directly facing each other.
- 10.90. Concerns have raised during the public consultation over the loss of privacy of neighbouring properties and the lack of buffer or adequate protection along the Hatch (plots 9 to 20) on the western boundary of the site.
- 10.91. All of the proposed 2-storey dwellings along the western boundary of the site (plots 9 to 20) will have at least 20 metres to the existing properties along the Hatch. Additionally, 1.8 metre high fencing will be erected at the rear of the garden of the proposed units. Therefore, it is not considered that the proposed units would lead to a material loss of privacy to the neighbouring properties along the Hatch.
- 10.92. All of the proposed units along the eastern boundary of the site (plots 121 to 135) will also have at least 20 metres separation distance to the neighbouring properties within Willow Estate, including a 1 metre buffer between the existing boundary wall and the boundary of the site. Additionally, 1.8 metres high fencing will be erected at the rear of the garden of the proposed units. Therefore, it is not considered that the proposed units would lead to a material loss of privacy to the neighbouring properties within Willow Estate.

viii) Highways and Parking

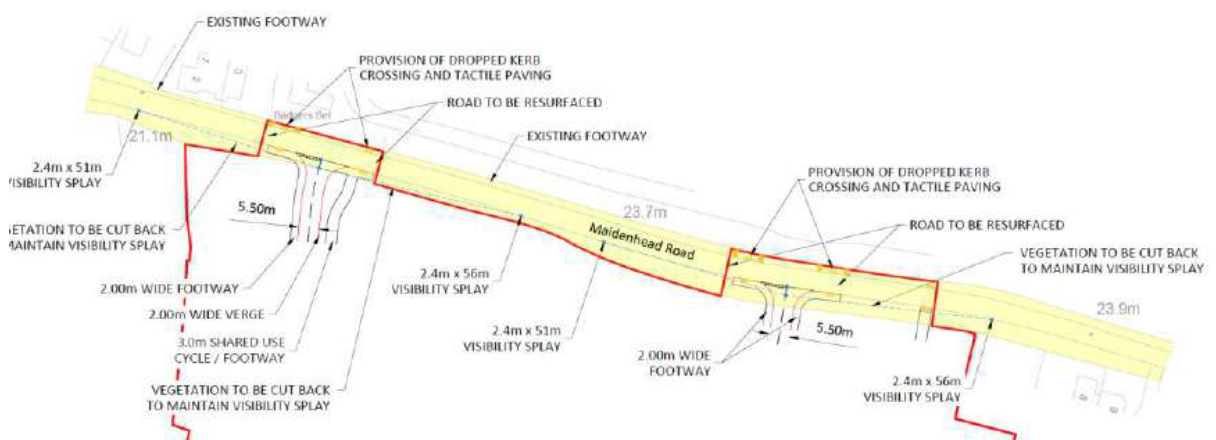
- 10.93. Paragraph 111 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 112 then sets out that development proposals should give priority first to pedestrian and cycle movements and second – so far as possible – to facilitating high-

quality public transport. Policy IF2 of the BLP sets out that new development should provide safe, convenient, and sustainable modes of transport.

- 10.94. The AL21 Site Allocation proforma sets out a number of site-specific requirements related to highways and transport. The approved Stakeholder Masterplan Document (SMD) also sets out that a key objective is to deliver a highly permeable and connected development that maximises opportunities for sustainable travel, within the site and beyond.

Access

- 10.95. Means of access covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site. Access was an approved matter at the outline planning stage.



- 10.96. The proposed development will continue to provide two vehicular accesses into Maidenhead Road, which the details have been approved at the outline planning stage. Condition 7 of the outline planning permission (22/00934/OUT) requires the accesses to be constructed prior to the commencement of any other part of the proposed development. The provision of the new access will also be secured by the Section 278 Highways Agreement.

- 10.97. The proposed development will continue to provide the following highways works at A308 Windsor Road as set out at the outline planning stage. The works will be secured by a Section 278 Highways Agreement, which is set out under Eighth Schedule of the planning obligation of the outline planning permission 22/0934/OUT:

- Full signalisation with controlled crossing on A308 for pedestrians/cycles.
- The construction of two lanes on all approaches to A308 Windsor Road/Oakley Green Road junction.
- Pedestrian access into western corner and the south of the site; and
- The provision of toucan crossing on A308 providing additional pedestrian/cycle connection between the application site and the southern part of the wider allocated site.

- 10.98. The developer will make a financial contribution to other highways improvement works and fundings towards enhancements to the pedestrian and cycle permeability and the provision of public transport provisions as set out in the AL21 site allocation proforma. The contribution would be secured under Eighth Schedule of the planning obligation of the outline planning permission 22/0934/OUT.

Travel Plan

- 10.99. A Framework Travel Plan has been provided to support the outline application (ref. 22/00934/OUT). The outline planning permission is subject to a S106 legal agreement. Seventh schedule of the agreement requires the submission of a final Travel Plan and the implementation of the Framework Travel Plan.
- 10.100. Furthermore, Condition 23 of the outline planning permission 22/00934/OUT requires the submission of a Travel Plan has been provided prior to any occupation of the proposed development, where a discharge of condition application 23/01238/CONDIT has been submitted to formally discharge the Condition.

Parking

- 10.101. Policy IF2 of the BLP sets out that new developments should provide vehicle and cycle parking and that the parking standards in the 2004 Parking Strategy should be used as a starting point (prior to the adoption of the Parking SPD). Consideration will be given to the accessibility of the site and any potential impacts associated with overspill parking in the local area.
- 10.102. This application is seeking to provide 303 parking spaces in total, which complies with the parking standards for C3 housing set out in the 2004 Parking Strategy.

Electric Vehicle Charging Facilities

- 10.103. The Council's Interim Sustainability Position Statement sets out that at least 20% of parking spaces should be provided with active electric vehicle charging facilities and 80% of parking spaces should be provided with passive provision.
- 10.104. The applicant's transport statement sets out that electric vehicle charging facility with a minimum output of 7kW will be provided for each of the dwellings. There will also be designated parking spaces for electric charging points for apartments. It is considered that the provision complies with the Council's requirement. Details of the electric vehicle charging facilities shall be provided to support this application. However, such details can be secured by a planning condition.

Cycle Parking

- 10.105. The 2004 Parking Strategy does not have a specific cycle parking standard for residential units. Paragraph 9.7.3 of the Strategy sets out that with certain forms of residential development, cycle parking provision may be required. Residential standards are set at one cycle parking place per dwelling.
- 10.106. The applicant's transport statement sets out that a total of 135 cycle parking spaces will be provided across the site. The provision complies with the Council's requirement. The Council's Highways Authority however has raised concerns whether the proposed garage will provide sufficient room to accommodate a car and cycle and the provision of vertical stands are not acceptable for apartment residents.
- 10.107. The applicant's transport statement addendum dated 25 May 2023 sets out that cycle stores measuring 2.1 metres x 1.5 metres will then be provided in the garden of each house with or without the provision of a garage. Furthermore, a plan of the cycle and bin store for the apartment building has been provided and it indicates that no vertical stands will be provided. Instead, the store will include eight Sheffield stands, which is

suggested by the Council's Highways Authority and ten stacking stands. The cycle parking facilities shall be provided in accordance with the submitted details prior to any occupation of the proposed development. This can be secured by a planning condition.

ix) Ecology and Biodiversity

- 10.108. The application site is not within any designated protected sites. However, it is within 5 kilometres of several internationally and nationally designated sites, including Windsor Forest and Great Park Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Bray Pennyroyal Field SSSI and Sutherland Grange Local Nature Reserve (LNR). Given the scale of the proposed development, it is possible that the proposed development could have the potential for significant impacts on these sites. Concerns have been raised in the representations received regarding the impacts of the proposed development to the local wildlife.
- 10.109. An updated Ecology Report and Construction Environmental Management Plan: Biodiversity (CEMP), which is prepared by Ecology Solutions, on behalf of the applicant, is provided to support this application. The report has been produced to discharge Condition 12 of the outline planning permission 22/00934/OUT. It is considered that a discharge of condition application 23/00744/CONDIT has been submitted to formally discharge Condition 12, where the current reserved matters application **cannot** be used to discharge conditions imposed on the outline planning permission.
- 10.110. Notwithstanding, details of the protection of the boundary hedgerows and trees has been provided. An updated walkover survey has been undertaken in 2023 and it confirms that there is no evidence to suggest the presence of any new species with the exception of badgers. The Council's Ecology Officer has been formally consulted in this application and recommended a condition to ensure that works to be carried out in accordance with the applicant's CEMP. Condition 12 of the outline planning permission 22/00934/OUT already requires any approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details. Therefore, it is not considered that the recommended condition to request a CEMP is required as it is not necessary in this regard.

Badgers

- 10.111. An excavated outlier badger sett was recently recorded on site, which it cannot be retained as part of the proposed development. The applicant's CEMP has provided further details on the sett closure, including the works will be carried out following best practice, a licence from Natural England will be obtained for the works and the works will be undertaken outside the breeding season for badgers and will be undertaken by the licenced ecologist or an accredited agent. The applicant's CEMP sets out that no works within 20 metres of the sett will take place until the Natural England licence for sett closure is obtained, including the provision of a protected corridor along the eastern boundary that will provide connection for badgers to the wider habitats.
- 10.112. The Council's Ecology Officer has recommended a condition to ensure that an updated badger sett survey shall be carried out within 28 days of the start of works on site and a report detailing the results of the surveys should be submitted to and approved in writing by the Local Planning Authority. If the surveys confirm that a licence from Natural England is still required, a copy of a valid licence is required to be provided to the Local Planning Authority prior to the commencement of the proposed development.

The updated badger survey and the provision of a valid Natural England licence can be secured by a planning condition.

Bats

- 10.113. Bats were also recorded foraging and commuting across the site in accordance with the applicant's CEMP. The proposed development is likely to have an increase in light levels which could affect commuting and foraging bats. The Council's Ecology Officer has recommended a condition to ensure that bats and other wildlife adversely affected by the installation of any external lighting.

Condition 25 of the outline planning permission 22/00934/OUT already requires the submission of a report detailing the external lighting scheme, where a discharge of condition application 23/01565/CONDIT has been submitted to formally discharge Condition 25. Therefore, it is not considered that the recommended condition to request an external lighting scheme is required as it is not necessary in this regard.

Great Crested Newts

- 10.114. Naturespace Partnership has been formally consulted in this application and has confirmed that there is unlikely to cause an impact on great crested newts (GCN) and or their habitats. However, follow-up surveys should be provided as the negative results were obtained for the surveyed in ponds in both 2018 and 2021, where the most recent surveys are now over 18 months and do not include the ponds to the west, of which one is within 250 metres of the application site.
- 10.115. Additional information has been provided by the applicant to clarify that an additional updated walkover survey was carried out in 2023 and the survey confirms that there is no evidence of GCN or reptiles utilising the application site was recorded during surveys (paragraph 2.10 of the applicant's updated Ecology Report, which has reviewed the conditions and habitats present onsite to determine if there was any change to the existing ecological constraints onsite (or if any new constraints were present) since the previous survey. Furthermore, the Chartered Institute of Ecology and Environmental Management (CIEEM) guideline sets out that where no ponds are lost or damaged and development is 100-250m from the nearest pond, the maximum age of survey data is 3 breeding seasons. Therefore, it is not considered that a follow-up survey is required in this regard.

Biodiversity Enhancement

- 10.116. The applicant's CEMP comprises a Landscape and Ecological Management Plan (LEMP). The LEMP provided details a number of biodiversity enhancement measures to be provided at the site, including native tree and hedge planting, ornamental planting, wildflower and species rich grassland planting, attenuation areas, amenity areas and the installation of bird, bat boxes and hibernacula onto the new buildings and retained trees. The Council's Ecology Officer sets out that the LEMP shall be updated to provide details of locations and specifications of relevant bird and bird boxes and hibernacula shall be provided including the locations of the gaps in fences to allow wildlife to travel across the site and to surrounding areas.

The submission of a LEMP is secured by Condition 13 of the outline planning permission 22/00934/OUT, where a discharge of condition application 23/00745/CONDIT has been submitted to formally discharge Condition 13. Furthermore, Condition 11 of the outline planning permission 22/00934/OUT already requires details of biodiversity enhancements to be provided. A discharge of condition

application 23/01565/CONDIT has been submitted to formally discharge Condition 11. Therefore, it is not considered that the recommended condition to request an updated LEMP is required as it is not necessary in this regard.

Biodiversity Net Gain

- 10.117. Policy NR2 of the BLP requires all new development to demonstrate a net gain in biodiversity. However, the approved stakeholder masterplan document sets out that the proposed development will provide a 10% biodiversity net gain.
- 10.118. A biodiversity net gain metric has been provided to support this application. According to the metric, the proposed development would result in a 14.67% net gain in habitat units. Though there is a reduction from the 30.69% net gain forecast at the outline planning stage, it is considered that only an indicative layout is provided at the outline planning stage when calculating the net gain. Furthermore, the current provision of 14.67% net gain in habitat units still exceeds the minimum requirement set out in national³ and local planning policies and the approved SMD⁴.
- 10.119. The ninth schedule of the Section 106 Planning Obligation of the outline planning permission 22/00934/OUT requires the submission of a biodiversity management plan prior to the commencement of the proposed development. The biodiversity management requires to set out the management and maintenance in perpetuity of the biodiversity, including the biodiversity net gain.

x) Trees

- 10.120. Policy NR3 of the BLP sets out that development proposals should carefully consider the individual and cumulative impact of proposed development on existing trees, woodlands and hedgerows, including those that make a particular contribution to the appearance of the streetscape and local character/distinctiveness.
- 10.121. The AL21 Site Allocation proforma sets out a number of site-specific requirements relating to trees, including the retention and reinforcement of existing tree belts and hedgerows along roads to retain the hidden nature of the site in the landscape, the retention of valuable trees at site boundaries and being very high-quality design that respects the framework of trees and hedgerows in and around the site.
- 10.122. This application is accompanied by an arboricultural implications report, which is prepared by SJA trees, on behalf of the applicant. The report sets out that 14 individual trees and 2 groups of trees have to be removed entirely and 2 groups of trees have to be partially removed. The proposed removal has been justified as most of the trees to be removed are in Category U or C. No Category A or mature trees are proposed to be removed in this regard.
- 10.123. The report also sets out that the proposed pruning is unaltered from the details submitted within the outline planning application 22/00934/OUT, where Condition 9 of the permission requires to be carried out in accordance with the standards set out in BS3998 and the current industry guidelines.

³ A minimum 10% mandatory biodiversity net gain required calculated using the Biodiversity Metric from November 2023 is required after the 2-year implementation period from 9 November 2021 when the Environmental Bill received Royal Assent and became the Act.

⁴ Section 4.5 of the Land West of Windsor Stakeholder Masterplan Document dated October 2021 sets out that a 10% Biodiversity Net Gain will be provided.

10.124. The report also set out that there will be no development within the buffer zone of the veteran oak no. 122. However, there will be some root protection area (RPA) incursions to 8 of the trees to be retained. Most of the incursions are related to the proposed plot foundations and roads and the incursion would not be more than 5.6% of individual RPAs, which do not exceed the 20% maximum incursion as recommended in BS5837 and the current industry guideline. The report also suggests a number of tree protection measures. Though a similar planning condition was imposed in the outline planning permission 22/00934/OUT, it is considered that the drawing reference has been updated to reflect the latest design of the scheme. Therefore, it is necessary to have a planning condition to secure the recommended tree protection measures will be implemented in accordance with the latest plans.

xi) Flood Risk and Sustainable Drainage

10.125. Policy NR1 of the BLP sets out that development will only be supported within designated Flood Zones 2 and 3, where an appropriate flood risk assessment has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms. Development proposals should include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is considered.

10.126. Point 20 of the AL21 site allocation proforma sets out that the flood risk as part of a Flood Risk Assessment should be considered as the site is partially located within Flood Zone 2 and 3 and larger than one hectare. The proposed development will need to demonstrate that the exception test can be passed and that a safe evacuation route can be provided.

10.127. The application site is predominately located within Environment Agency Flood Zone 1 with a small area to the north of the site located within Flood Zone 2. The outline planning application 22/03149/OUT was submitted alongside a Flood Risk Assessment (FRA) and Drainage Strategy was submitted, which is prepared by JNP Group, on behalf of the applicant. Though there are some changes to the layout of the proposed development when comparing with the approved illustrative layout under the outline planning permission 22/03149/OUT, it is considered that the residential development of up to 135 units under the current application is still in an area which is at very low risk of flooding from all potential sources, i.e., outside of the areas which fall within Flood Zone 2.

10.128. It is also noted that Condition 19 of the outline planning permission 22/00934/OUT requires the development to be carried out in accordance with the approved flood mitigation measures set out in the FRA. Therefore, it is considered that there is adequate development control measure in this regard.

Exceptions Test

10.129. The outline planning application 22/03149/OUT also confirms that the Exceptions Test does not need to be passed for the development to comply with Policy NR1. Therefore, it is not considered to be reasonable to ask for an Exceptions Test under the current reserved matters application.

Surface Water Drainage

10.130. Point 21 of the AL21 site allocation proforma sets out that the proposed development requires to demonstrate the sustainable management of surface water runoff through

the use of Sustainable Drainage Systems (SuDS) in line with policy and best practice; any proposed surface water discharge must be limited to greenfield runoff rates.

- 10.131. The submission of a surface water drainage scheme for the development is secured by Condition 20 of the outline planning permission 22/00934/OUT, where a discharge of condition application 23/00746/CONDIT has been submitted to formally discharge the condition. Notwithstanding, details of the SuDS Management and Maintenance Plan and a relevant Technical Note, which are prepared by JNP Group, on behalf of the applicant, have been provided to support the current application.
- 10.132. The applicant's surface water drainage strategy is consistent with the proposed strategy at the outline planning application, which is seeking to discharge surface water runoff from the new development directly into the ground onsite with the use of two attenuation basins at the northwest and southwest parts of the application site. The strategy also confirms that the discharge will be limited to greenfield runoff rates, which is in line with the requirement sets out in the AL21 site allocation proforma.

xii) Environmental Health

- 10.133. Policy EP1 of the BLP sets out that new development will only be supported where it would not have an unacceptable effect on environmental quality both during the construction phase and when completed. Details of remedial or preventative measures and any supporting environmental assessments will be required and will be secured by planning conditions to ensure that the development will be acceptable. Point 22 of the AL21 site allocation proforma also requires the provision of appropriate mitigation measures to address the impacts of noise and air pollution to protect residential amenity.

Contaminated Land

- 10.134. Policy EP5 of the BLP sets out that development proposals will be supported where they can demonstrate that adequate and effective remedial measures to remove the potential harm to human health and the environment are successfully mitigated.
- 10.135. The Council Environmental Protection Officer has been consulted and has raised no objection subject to a condition related to contaminated land. It is noted that the outline planning permission 22/00934/OUT is subject to a contaminated land condition (Condition 18), which requires a discharge of condition application to be formally discharged. Therefore, it is not considered that the recommended condition is required as it is not necessary in this regard.

Air Quality

- 10.136. Policy EP2 of the BLP sets out that new development should aim to contribute to conserving and enhancing the natural and local environment, by avoiding put new or existing occupiers at risk of harm from unacceptable levels of air quality.
- 10.137. An air quality assessment was provided to support the outline planning application 22/00934/OUT. Paragraph 10.41 of the committee report of the outline planning application 22/00934/OUT sets out that "*the proposed development of the site both during construction and operation, would have an acceptable impact on air quality in the surrounding area, with the development incorporating measures to reduce potential emissions such as pedestrian and cycle links and reducing car dependency, once constructed in line with the AL21 Site Allocation proforma*". It is also considered that the recommended measures to reduce the risk of dust and exposure to pollutants

during construction works have been secured by planning condition 15 of the outline planning permission 22/00934/OUT.

Noise

- 10.138. Policy EP4 of the BLP sets out that new development should consider the noise and quality of life impact on occupants of existing nearby properties and the intended new occupiers. Development proposals will need to demonstrate that they will meet the internal noise standards for noise-sensitive developments as set out in the Policy.
- 10.139. A noise impact assessment, which is prepared by Ramboll, on behalf of the applicant, is provided to support this application. The assessment summarises that noise from the construction of the proposed development is not predicted to have significant adverse effects on the nearest existing noise-sensitive receptors. External noise levels in all private gardens of the proposed units are also expected to meet the requirement with the erection of garden fencing along the boundaries. There are also no predicted significant adverse effects on existing receptors with the increased traffic flows associated with the proposed development. Regarding the proposed units with the highest noise levels, which are at the southern site boundary, an internal ambient noise level of 50 dB(A) are predicted with open windows. The assessment recommends a consideration of additional passive measures or a cooling system for those properties.
- 10.140. The outline planning permission 22/00934/OUT is subject to a noise study (Condition 16), where a discharge of condition application 23/01564/CONDIT has been submitted to formally discharge the Condition. Condition 16 requires the submission of a noise study which includes details of all the measures to be taken to acoustically insulate all habitable rooms against environmental and operational noise together with details of the methods of providing acoustic ventilation prior to the commencement of the development. It is considered that details of any recommended additional passive measures or a cooling system for the properties on the southern boundaries will be included in the submission of a noise study.
- 10.141. The applicant's noise impact assessment also concludes that plant noise limits during both daytime and night-time period have been set at the nearest existing noise-sensitive receptors, which are 42 dB LA90 for daytime (07.00am to 11.00pm) and 26 dB LA90 for night-time (11.00pm to 7.00am). The Council Environmental Protection Officer has been consulted and has raised no objection subject to a recommended condition to ensure that the fixed plant noise level would not exceed the identified existing background noise level. It is considered that this can be secured by a planning condition.

i) Other Matters

- 10.142. Paragraphs 10 and 11 of the NPPF sets out that there will be a presumption in favour of Sustainable Development which is consistent with the overarching objectives of the BLP. Policy HO1 of the BLP sets out a trajectory for the provision of new housing and the application site, and the wider AL21 Site Allocation, form an integral part of this housing trajectory. The provision of such housing will ensure the Borough is able to maintain its up-to-date five-year housing land supply.
- 10.143. Following a recent interim update to the Council's 5-year housing land supply position, the Council currently cannot demonstrate a 5-year housing land supply. The assessed level of supply is currently 4.88 years. As such in accordance with paragraph 11 of the National Planning Policy Framework (NPPF), the presumption in favour of sustainable development applies. The 4.88-year supply is just below the 5-year requirement and

the shortfall is not considered to be significant – the tilted balance is engaged but this is a very minimal shortfall and as such relatively **limited** weight is attached to this shortfall.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1. In accordance with the Council's adopted Community Infrastructure Levy (CIL) Charging Schedule, the residential element of the proposed development is CIL liable on the chargeable floor area at a rate of £ 315.55 per square metre (Indexation rate 2023).

12. PLANNING BALANCE AND CONCLUSION

- 12.1 The application site forms part of the AL21 Land West of Windsor Site Allocation pursuant to Policy HO1 of the BLP. This application is made for reserved matters following the approval of outline application ref. 22/00934/OUT, where the outline application related to access only. The principle of the proposal satisfies the context of the AL21 Site Allocation within the BLP, and the principle of the development is acceptable. This application relates to appearance, layout, scale and landscaping at the application site.
- 12.2 The introduction of a new unit at the north-eastern corner deviates marginally from the approved green infrastructure parameter plan and there would be a loss of green infrastructure within this part of the site. Notwithstanding, this additional unit will improve natural surveillance to the nearby public accesses, which form part of the key accesses from the site to Maidenhead Road. The overall amount of open space provision and allotments/community gardens still accords with the policy requirements and site proforma. Therefore, the harm arising from the loss of this green space at the north-eastern corner is **limited** in this regard.
- 12.3 Turning to the benefits of the proposed development, the Council has identified the site as suitable for development of this form with the site allocation within the BLP. This and its position within the development plan is afforded **significant** weight in delivering housing, including the provision of 40% affordable housing and 5% self and custom-build homes within the site.
- 12.4 The proposed development can achieve a considerable 75.83% reduction in CO2 emissions, which is well above the minimum requirement set out in the Council's Interim Sustainability Position Statement. The Section 106 planning obligation of the outline planning permission (22/00934/OUT) has already secured that the remainder of the reduction will be achieved through the Building Emissions and Lifestyle contributions. **Significant** weight should be attached to this benefit.
- 12.5 The proposed development can achieve a 14.67% net gain in habitable unit, which is well above the 10% requirement to be mandatory nationally and the approved SMD. **Significant** weight should be attached to this benefit.
- 12.6 The proposal is considered acceptable in terms of trees and landscaping, ecology and biodiversity, flood risk and drainage, environmental health, and sustainability, subject to recommended conditions. The overall scheme is considered to be acceptable in general.
- 12.7 For the reasons set out within this report, the proposed development is considered to accord with the development plan as a whole, and the recommendation therefore is

that planning permission is granted, subject to recommended conditions as set out in this report.

13. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

14. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed on the drawing and document schedule (ref: A11963-OT-1-001) dated 06 March 2023 and received by the Local Planning Authority on 06 March 2023.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans
- 2 The development hereby permitted shall be commenced within two years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 3 Prior to the commencement of the development hereby permitted including any vegetation clearance, an update badger sett survey of the development site and immediately adjacent areas shall be carried out including the previously identified sett. The survey shall be undertaken within 28 days of the start of works on site and a brief letter report detailing the results of the surveys is to be submitted to and approved in writing by the Local Planning Authority. If the survey confirms that a licence to disturb a badger sett is required, a copy of a valid licence is to be submitted to the planning authority prior to the commencement of works.
Reason: To ensure that badgers and their setts are not adversely affected by the development in line with wildlife legislation and Policy NR2 of the Borough Local Plan 2013-2033.
- 4 Prior to the commencement of the development hereby permitted, a boundary wall management plan shall be submitted to and approved in writing by the Local Planning Authority, including details of the management company to be appointed to manage the boundary wall one metre buffer and details of the maintenance and monitoring works of the boundary wall. The one metre buffer and the boundary wall shall thereafter be retained and maintained in accordance with the management plan.
Reason: To ensure that the non-designated boundary wall on the eastern boundary is well maintained and monitored and to ensure the 1 metre buffer is provided.
Relevant Policies - Policy HE1 of the Borough Local Plan 2013-2033.
- 5 Prior to the commencement of the timber trim trail along the southern boundary of the site, as shown on Drawing Ref. 403.06269.00048.001 (Rev. P04) Landscape Masterplan dated May 2023, the site survey of exact existing tree locations shall be completed, and a copy of a survey shall be made available to the Local Planning Authority upon request. The site survey shall be carried out with the presence of a qualified arboriculture professional. The trail shall not be installed within the root protection areas of any retained trees identified in the site survey, without the written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Policy NR3 of the Borough Local Plan 2013-2033.
- 6 The erection of fencing for the protection of any retained tree as shown on Drawing Ref. SJA TPP 23026-041a (East) Tree Protection Plan dated May 2023 and Drawing Ref. SJA TPP 23026-042a (West) Tree Protection Plan dated May 2023 and any other protection measures specified set out in the Arboricultural Impact Assessment

(ref.: SJA air 23026-01), prepared by SJA trees, dated February 2023, shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Policy NR3 of the Borough Local Plan 2013-2033.

- 7 Prior to the first occupation of the development hereby permitted, details of an estate and car parking management plan shall be submitted to and approved by the Local Planning Authority. The measures as approved shall be implemented before the first occupation of the development hereby permitted and shall be maintained for the duration of the use.

Reason: To ensure that the street and parking facilities within the site are well managed in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Policies QP3 and IF2 of the Borough Local Plan 2013-2033.

- 8 Prior to the first occupation of the development hereby permitted, details of the vehicle parking space, including details of the electric vehicle charging facilities shall be submitted to and approved by the Local Planning Authority. The space approved shall be retained for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Policies QP3 and IF2 of the Borough Local Plan 2013-2033 and the Council's Interim Sustainability Position Statement.

- 9 Prior to the first occupation of the development hereby permitted, details of the cycle parking facilities shall be provided in accordance with the details set out in the Transport Statement Addendum (ref.: MS/ITB18514-004A TN), prepared by i-Transport LLP, dated 25 May 2023. These facilities shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Policies QP3 and IF2 of the Borough Local Plan 2013-2033.

- 10 Prior to the first occupation of the development hereby permitted, details of the waste and refuse collection provided in accordance with the details set out in the Transport Statement Addendum (ref.: MS/ITB18514-001A TN), prepared by i-Transport LLP, dated 02 March 2023. The development hereby permitted shall be implemented in accordance with the approved details

Reason: To ensure that the development is carried out in accordance with the approved waste and refuse collection details and in accordance with Policy QP3 of the Borough Local Plan 2013-2033.

- 11 The noise emitted from all fixed plant associated with the proposed development shall not exceed the existing background noise level identified in Section 5.5.2 of the Noise Impact Assessment (ref.: 1620010257) Version 02, prepared by Ramboll, dated 25 February 2022. The measurement and assessment of the noise levels shall be made in accordance with BS 4142:2014+A1:2019 (or any equivalent British Standard if revised or replaced).

Reason: To protect the residential amenities of the area. Relevant Policy - Policy EP4 of the Borough Local Plan 2013-2033.

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Appendix A - Site Location Plan and Site Layout

Site Location Plan



Site Layout



Landscape Masterplan



Appendix B – Plan and Elevation Drawings

Chesham/Redgrave Type (Private)



Romsey Type 1 & 2 (Private)



Bingham / Hexham / Marlborough Type 1 (Private)



Marlborough Type 2 / Winkfield Type 1&2 / Dartford Type 1 (Private)



Dartford Type 2 / Roydon / Windsor Type 1 & 2 (Private)



Windsor Floor Plan / Derby Type 1 & 2 (Private)



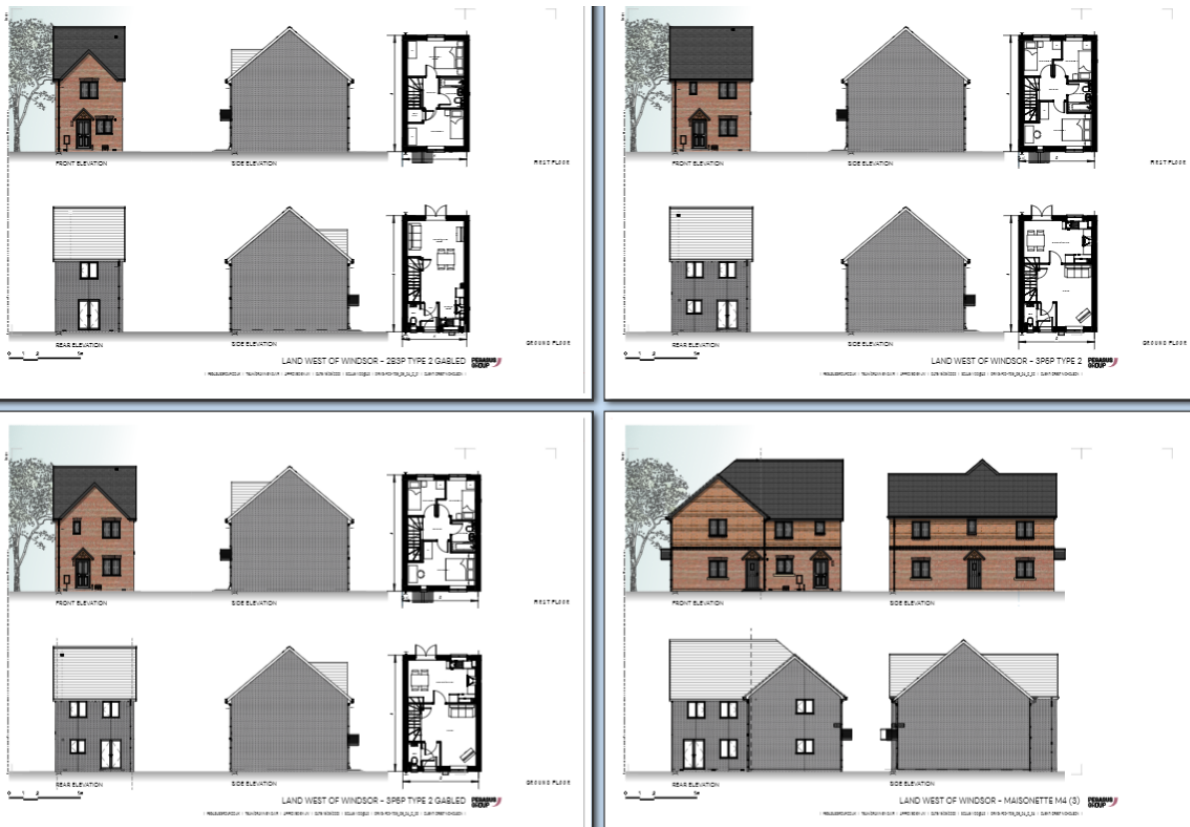
Stratford Type 1 & 2 / Dorking Type 1 & 2 (Private)



2B3P – Type 2 / 3B5P – Type 2 (Affordable)



2B3P – Type 2 / 3B5P – Type 2 / Maisonette M4(3) (Affordable)



Maisonette M4(3) Floorplan / Maisonette / Garage Type 1 (Affordable)



Apartment Block (Affordable)



Indicative Street scene



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DEVELOPMENT CONTROL PANEL

5 October 2023

Item: 2.

| | |
|---|--|
| Application No.: | 23/01062/FULL |
| Location: | Ditton Manor Ditton Park Road Datchet Slough SL3 7JB |
| Proposal: | Hotel-led development comprising the conversion, extension and alteration of the existing Manor House and associated buildings, including the North Gatehouse, East Gatehouse, South Gatehouse, Chapel and Granary, to a flexible hotel and wedding/conference venue (Use Class C1 and Sui Generis) with associated ancillary facilities including bar, restaurant and gym/spa; additional two storey hotel accommodation block (Use Class C1); erection of a marquee for wedding/conference use (Sui Generis); demolition and erection of a new one storey community building (Use Class F2); car parking; landscaping; and other associated works. |
| Applicant: | Ditton Park Property Unit Trust |
| Agent: | Mr Harry Spawton |
| Parish/Ward: | Datchet Parish/Datchet Horton And Wraysbury |
| If you have a question about this report, please contact: Jeffrey Ng on or at jeffrey.ng@rbwm.gov.uk | |

1. SUMMARY

- 1.1. The application site measures approximately 54.8 hectares and is within the Metropolitan Green Belt and within Ditton Park, which is a Grade II listed Registered Park and Garden. The Manor House and its associated courtyard walls, stable and gatehouse blocks, the Main Gatehouse, the connecting bridge, the Garden Walls, and Summerhouse are all Grade II listed. The northern part of the site is covered by Ancient Woodland. While the majority of the site is within Environment Agency Flood Zone 1, some of the moated areas are within Flood Zone 2 and 3. Part of the area near the main access of the site and the area next to Manor House is subject to an Area Tree Preservation Order (TPO).

- 1.2. This application seeks full planning permission for a hotel-led development. The proposal comprises the conversion, extension and alteration of the existing Manor House and associated buildings, including the North Gatehouse, East Gatehouse, South Gatehouse, and Granary, to a flexible hotel and wedding/conference venue (Use Class C1 and Sui Generis) with associated ancillary facilities. The proposal also includes the introduction of a two-storey hotel accommodation block (Use Class C1) to the west (rear) of Manor House and a gym and back of house block to the east of Manor House. Outside the moated area, the proposal includes the erection of a marquee for wedding/conference use (Sui Generis) and a woodland parking area to the south of the marquee. The existing Chapel, which is within the curtilage of Manor House will mainly be used for weddings and events but will also be community use. The proposal also includes the removal of the existing scout hut building which will be relocated to a parcel of land, which is at the northern part of the site and is surrounded by Ancient Woodland.

- 1.3. The proposed development is considered to be unacceptable for a number of reasons including 1) inappropriate development within the Green Belt where no very special circumstances exist to outweigh the harm to the Green Belt by virtue of its on

appropriateness, harm to openness, harm to purposes and other identified harm; 2) the scale, form and design of development would result in a prominent and incongruous development which would be harmful to the historic and parkland character of the area; 3) the proposed development would constitute less than substantial harm at the higher end of the scale to the heritage assets and the identified harm is not outweighed by the public benefits identified, 4) failure to provide an acceptable transport statement to demonstrate that any significant impacts on the transport network and highway safety have been mitigated to an acceptable degree, 5) failure to provide acceptable assessment to demonstrate how the direct and indirect impacts on the adjacent ancient woodland are assessed and to provide robust justification for the removal of a number of trees which would have a detrimental impact on the parkland setting, and 6) failure to meet the requirements of SP2 and the Council's interim sustainability statement.

- 1.4. Weighing in favour of the scheme, the proposed development would achieve an onsite 29.84% net gain in biodiversity and generate a number of economic benefits. However, the weight attributed to these benefits would not either individually or cumulatively, be sufficient to outweigh the other harms that are set out above. On this basis of the foregoing, it is therefore recommended that planning permission be refused.

| It is recommended that the Committee authorises the Head of Planning to refuse planning permission for the following summarised reasons: | |
|---|---|
| 1 | The proposed development would constitute inappropriate development which, by definition, would be harmful to the Green Belt. The proposed development would result in the intensification of the use of the site and the encroachment of substantial built form within the open and rural parking setting. The harm to the Green Belt as a result of inappropriateness with the moderate harm to openness must be afforded substantial weight. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its appropriateness and harm to openness, and the other harm identified in the subsequent reasons for refusal. The proposed development would be contrary to Section 13 of the National Planning Policy Framework and Policy QP5 of the Borough Local Plan 2013-2033. |
| 2 | The proposed development, by virtue of its scale, mass, form, and design would result in a prominent and incongruous form of development which would be harmful to the parkland and historic character of the area. The proposed development is contrary to Policy QP3 of the Borough Local Plan 2013-2033 and Policy DAT2 of Datchet Neighbourhood Plan 2022-2033. |
| 3 | The overall heritage harm arising from the proposed development is less than substantial harm at the higher end as the proposed development would fail to preserve the significance and setting of the listed buildings and registered park and garden. There are a number of public benefits arising from the proposed development, but those benefits identified from the proposed development do not outweigh the heritage harm identified. The proposed development would be contrary to Section 16 of the National Planning Policy Framework and Policy HE1 of the Borough Local Plan 2013-2033. |
| 4 | In the absence of any existing traffic data provided in the transport statement, there is a lack of information to demonstrate that any significant impacts from the proposed development on the transport network and highway safety have been mitigated to an acceptable degree. The proposed development fails to demonstrate that there would be an acceptable impact on highway safety the local road network. Therefore, the proposed development is contrary to Section 9 of the National Planning Policy Framework and Policy IF2 of the Borough Local Plan 2013-2033. |

| | |
|---|--|
| 5 | The proposed development fails to provide sufficient evidence to demonstrate how the direct and indirect effect of the potential increasing levels of activities would impact to the adjacent ancient woodland. Furthermore, the proposed removal of a number of existing trees would have a detrimental impact on the parkland setting and their removal is not fully justified. The proposed development is contrary to Section 15 of the National Planning Policy Framework and Policy NR3 of the Borough Local Plan 2013-2033. |
| 6 | The proposed development includes the provision of a number of new buildings to support a hotel and community development. In the absence of financial provision towards the Council's Offset Fund, the likely adverse impact of climate change has not been overcome. The application fails to meet the requirements of the Council's Interim Sustainability Position Statement about climate change by Policy SP2 of the Borough Local Plan 2013-2033. |

2. REASON FOR COMMITTEE DETERMINATION

- 2.1. The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee as the application is for major development.

3. THE SITE AND ITS SURROUNDINGS

- 3.1. The application site measures approximately 54.8 hectares and is within Metropolitan Green Belt and within Ditton Park, which is a Grade II listed Registered Park and Garden. The Manor House and its associated courtyard walls, stable and gatehouse blocks, the Main Gatehouse, the connecting bridge, the Garden Walls and Summerhouse are also Grade II listed. The northern part of the site is covered by Ancient Woodland. While the majority of the site is within Environment Agency Flood Zone 1, some of the moated areas are within Flood Zone 2 and 3. Part of the area near the main access of the site and the area next to Manor House is subject to an Area Tree Preservation Order (TPO).
- 3.2. The site is located east of the Botanica Ditton Park employment site, which is a designated Established Employment site under Policy ED2 of Borough Local Plan 2013-2033. Currently, the only vehicular access is from Ditton Park Road, where Ditton Park has various pedestrian entrances, including the one to the north of the site which connects to Cedar Way and a bridge connecting to the adjacent Botanica Ditton Park employment site. The application site is also within the setting of a number of other Grade II listed buildings along Ditton Park Road, including the Ditton Farmhouse, its associated Barn and Granary.

4. KEY CONSTRAINTS

- 4.1 The key site designations and constraints are listed below:
- Grade II listed buildings, including the Manor House and its associated buildings and structures
 - Grade II listed registered park and garden
 - Metropolitan Green Belt
 - Ancient Woodland
 - Tree Preservation Order
 - Area of Archaeological Significance and Archaeological Remains
 - Sharp Sand and Gravel minerals safeguarding area
 - Environment Agency Flood Zones 2 and 3

- Red impact risk zone for great crested newts
- National and RBWM Cycle Network

5. THE PROPOSAL

- 5.1. This application seeks planning permission for a hotel-led development with the provision of 132 bedrooms in total and associated facilities. The application can be split into two key areas, namely within the moated area and outside the moated area.

Within the moated area

- 5.2. The proposal comprises the conversion of a number of existing buildings with internal alterations. The existing Manor House will be converted to a hotel to provide 33 bedrooms and associated facilities including bar, restaurant, and meeting rooms. The existing Northern Gatehouse will be converted into a spa facility. The Eastern Gatehouse will be converted into a storage and site security facility. The Southern Gatehouse will be converted to provide conference and wedding venue facilities.
- 5.3. The proposal also includes the removal of an existing marquee and the introduction of a two-storey L-shaped accommodation block to the west of Manor House, which will provide 99 bedrooms and associated facilities including meeting rooms. With the new accommodation block, it will allow for a new courtyard and garden to be created to the west of Manor House. To the east of the Manor House, a new gym and back to house block will be proposed to provide a gym facility and a new service area to support the operation of the hotel. The proposed block will have a setback from the existing garden wall so a landscaped garden will be created between the wall and the new block. It is understood that the gym/spa facility will also be publicly accessible.

Outside the moated area

- 5.4. The proposal includes the erection of a marquee for wedding/conference use (Sui Generis) at the location of an existing scout hut building. The existing access will be altered to accommodate the provision of a new service area to support the new marquee. The existing parking area within the moated area will be removed and replaced by a woodland parking area to the south of the new marquee. The existing Chapel, which is within the curtilage of Manor House will mainly be used for weddings and events but will also be community use.
- 5.5. The proposal also includes the removal of the existing scout hut building which will be relocated to a parcel of land, which is at the northern part of the site and is surrounded by Ancient Woodland.

6. RELEVANT PLANNING HISTORY

- 6.1. Ditton Park has a lengthy planning history. Most of these cases are related to the adjacent employment site so they are not relevant to this planning applications.
- 6.2. In 1997, planning permission (97/75585/FULL) was granted for European Headquarters office building of 23,230sqm and change use of Ditton Manor House to D1 for an education/training centre with ancillary offices, access, parking, landscaping/highway works (Class D2). A listed building consent (97/75586/LBC) was also granted for the alteration and refurbishment of Ditton Park Manor House to provide an education and training centre including demolition of ancillary outbuildings.

- 6.3. Based on the Council's record, the existing marquee, which is located to the west of Manor House, is not subject to any planning permission

At the time of writing this report, a Listed Building Consent (23/01063/LBC) application was received for the Consent for Hotel-led development comprising the conversion, extension and alteration of the existing Manor House and associated buildings, including the North Gatehouse, East Gatehouse, South Gatehouse, Chapel and Granary, to a flexible hotel and wedding/conference venue (Use Class C1 and Sui Generis) with associated ancillary facilities including bar, restaurant and gym/spa; additional two storey hotel accommodation block (Use Class C1); erection of a marquee for wedding/conference use (Sui Generis); demolition and erection of a new one storey community building (Use Class F2); car parking; landscaping; and other associated works. It is still pending for decision.

7. DEVELOPMENT PLAN

- 7.1. The main relevant policies are:

Adopted Borough Local Plan 2013-2033

| Issue | Policy |
|--|--------|
| Spatial Strategy for the Royal Borough of Windsor and Maidenhead | SP1 |
| Climate Change | SP2 |
| Sustainability and Placemaking | QP1 |
| Green and Blue Infrastructure | QP2 |
| Character and Design of New Development | QP3 |
| Development in Rural Areas and the Green Belt | QP5 |
| Strengthening the Role of Centres | TR6 |
| Visitor Development | VT1 |
| Historic Environment | HE1 |
| Managing Flood Risk and Waterways | NR1 |
| Nature Conservation and Biodiversity | NR2 |
| Trees, Woodlands and Hedgerows | NR3 |
| Environmental Protection | EP1 |
| Air Pollution | EP2 |
| Artificial Light Pollution | EP3 |
| Noise | EP4 |
| Contaminated Land and Water | EP5 |
| Infrastructure and Developer Contributions | IF1 |
| Sustainable Transport | IF2 |
| Rights of Way and Access to the Countryside | IF5 |

Adopted Central and Eastern Berkshire Joint Minerals and Waste Plan 2021-2036

| Issue | Policy |
|--|---------------|
| Safeguarding sand and gravel resources | M2 |
| Locations for sand and gravel extraction | M4 |

Adopted Datchet Neighbourhood Plan 2022-2033

| Issue | Neighbourhood Plan Policy |
|---|----------------------------------|
| High Quality Design and Character | DAT2 |
| Views | DAT5 |
| Biodiversity | DAT6 |
| Provision for Wildlife in New Development | DAT8 |
| Flooding Drainage and Water Efficiency | DAT10 |
| Key Movement Routes | DAT12 |

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2023)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Documents

- RBWM Borough Wide Design Guide
- RBWM Sustainable Design and Construction SPD
- RBWM Planning Obligation and Developer Contributions SPD
- RBWM Parking Strategy

Other Local Strategies or Publications

- Natural England and Forestry Commission Ancient woodland, ancient trees and veteran trees: standard advice for making planning decisions
- RBWM Corporate Strategy
- RBWM Environment and Climate Strategy
- RBWM Interim Sustainability Position Statement

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

- 9.1. The planning officer posted a site notice advertising the application at the site on 17.05.2023 and the application was advertised in the Local Press on 18.05.2023.
- 9.2. 9 neighbours were notified directly, and 8 letters and a petition were received in total. 1 letter was received supporting to the application, 7 letters were received objecting to the application including one petition which was signed by 29 local residents, summarised as:

| Comment | | Where in the report this is considered |
|---------|--|--|
| 1 | Concerns over the scale of the proposed accommodation block and it is not sympathetic to the existing buildings. | Section 10 (iv) |
| 2 | Concerns over the new marquee would have an adverse visual impact. | Section 10 (iv) |
| 3 | Concerns over the new location of the marquee as it will move closer to the existing residential properties. | Section 10 (vi) |
| 4 | Concerns over the permanent erosion of the setting and significance and character of the Registered Park and Garden. | Section 10 (v) |
| 5 | Concerns over the increase in large commercial vehicles movement | Section 10 |
| 6 | Concerns over the noise pollution from the proposed wedding venue | Section 10 |
| 7 | Concerns over the proposed parking area will have a negative visual impact to amenity. | Section 10 |
| 8 | Concerns over the existing flood at the new marquee location. | Section 10 |
| 9 | Concerns over the proposed development would constitute inappropriate development within Green Belt. | Section 10 |
| 10 | Concerns over there is a lack of details in the applicant's recommended maintenance plan. | Section 10 |
| 11 | Concerns over there is a lack of security plan to be provided in this planning application. | Section 10 |
| 12 | Concerns over the potential increase in anti-social behaviour after the removal of fences and gate | Section 10 |

Publicity of the planning application

- 9.3. Concerns have been expressed related to the publicity of the planning application. As the site is immediately adjacent to the Slough administrative boundary, the Council is not able to send any notification letters to residents who are within Slough.
- 9.4. Notwithstanding, two site notices have been posted at the site, where one of the site notices is at the northern entrance of Ditton Park. Slough Borough Council has also been formally consulted on this application and residents who reside within Slough can still make their representations to Slough Borough Council for their consideration. This is the normal process which is followed in these circumstances.

Statutory Consultees

| Consultees | Comments | Where in the report this is considered |
|----------------------------|--|---|
| Slough Borough Council | Requests the provision of TRICS survey data and there is a lack of mitigation for the Ditton Park Road/A4 Bath Road junction and the impact of increased vehicle movements on Ditton Park Road. | Section 10 |
| Natural England | No objection subject to advice related to ancient woodland, ancient and veteran trees. | Section 10 |
| The Berkshire Garden Trust | The proposal fails to demonstrate how it can preserve or enhance the character of the Registered Park and Garden and the setting of the listed buildings with respect to the significance of the historic environment. | Section 10 |
| Environment Agency | Standard advice received. | Noted. |

Consultees

| Consultees | Comments | Where in the report this is considered |
|-------------------------------|---|---|
| RBWM Conservation | Objection: the proposed development would lead to a less than substantial harm at a higher end to the setting of the Registered Park and Garden and the setting and significance of the listed buildings. | Section 10 |
| RBWM Ecology | No objection subject to recommended condition. | Section 10 |
| RBWM Public Rights of Way | No objection as the proposed development would improve the site permeability and new pedestrian/cycling routes are provided to link to the existing routes. | Section 10 |
| RBWM Environmental Protection | No objection subject to recommended conditions related to contaminated land, artificial light scheme, noise control and site-specific construction environmental management plan. | Section 10 |
| RBWM Highways | Objection to the proposed development and comments received related to the draft travel plan. | Section 10 |
| Berkshire Archaeology | No objection subject to a condition requiring the submission of a programme of archaeological work. | Section 10 |
| Naturespace Partnership | No objection subject to recommended condition. | Section 10 |
| Thames Valley Police | Unable to support the application. | Section 10 |

| | | |
|------------------|-------------------------|--------|
| Historic England | Do not wish to comment. | Noted. |
|------------------|-------------------------|--------|

Others (e.g., Parish and Amenity Groups)

| Groups | Comments | Where in the report this is considered |
|------------------------|---|---|
| Datchet Parish Council | No objection but suggesting there are planning conditions to restrict noise and the impacts to residents and wildlife around the site. The marquee should be positioned to ensure that the views from the listed building would be avoided, and the noise would be reduced by an appropriate tree lined area or an aesthetic hedging. | Section 10 |

10. EXPLANATION OF RECOMMENDATION

10.1. The key issues for consideration are:

- i) Green Belt
- ii) Principle of Development
- iii) Climate Change and Sustainability
- iv) Design and Character
- v) Impact on the setting of Heritage Assets
- vi) Impact on Neighbouring Amenity
- vii) Trees and Woodland
- viii) Ecology and Biodiversity
- ix) Highways and Parking
- x) Flood Risk and Sustainable Drainage
- xi) Environmental Health
- xii) Very Special Circumstances
- xiii) Other Considerations

i) Green Belt

10.2. Paragraph 137 of the National Planning Policy Framework (NPPF) sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

(a) Inappropriate development in the Green Belt

10.3. Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Paragraph 149 sets out a number of exceptions to inappropriate development including the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. Paragraph 150 continues to set out that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not

conflict with the purposes of including land within it, including the re-use of buildings provided that the buildings are of permanent and substantial construction.

- 10.4. The proposal is seeking to introduce a hotel development to the site by converting and extending the existing Manor House and its associated buildings and by the construction of a new two-storey hotel accommodation block, a gym and back of house extension and a new marquee for wedding/conference use.
- 10.5. The following table compares the existing and proposed footprint of the development:

| | Existing floorspace (sqm) | Proposed floorspace (sqm) |
|---------------------------------|----------------------------------|----------------------------------|
| Manor House | 3,578 | 3,578 |
| North Gatehouse | 353 | 353 |
| South Gatehouse | 992 | 992 |
| Granary | 119 | 119 |
| East Gatehouse | 82 | 82 |
| Chapel | 73 | 73 |
| Scout Hut | 214 | 192 |
| Accommodation Block | -- | 3,818 |
| Gym and Back of House Extension | -- | 1,134 |
| Marquee | -- | 1,139 |
| Total | 5,411 | 11,480 |

Accommodation block and Gym and back of house extension

- 10.6. From the table above, it shows that the total floorspace of both the accommodation block and the gym and back of house extension is 4,952sqm, which is significantly larger than the existing Manor House, which is 3,578sqm. Such substantial increases in built form would result in disproportionate additions over and above the size of the original Manor House. As such, the proposed development would constitute inappropriate development in the Green Belt.

Conversion of Manor House and its associated buildings to hotel development

- 10.7. The Grade II listed Manor House and the associated buildings within its curtilage, including North Gatehouse, South Gatehouse, Granary, East Gatehouse, and Chapel are all permanent buildings. In this case, the proposed development is seeking to convert those buildings to provide a new hotel and associated hotel facilities. However, paragraph 150 sets out that such development can only be considered appropriate if it can preserve the openness of the Green Belt and not conflict with the purposes of including land within the Green Belt, which will be discussed later in this report.

Erection of a Marquee

- 10.8. The proposed development is seeking to remove the existing Scout Hut building and to erect a new marquee. The replacement marquee is clearly not in the same use as the existing Scout Hut building. The proposed floorspace of the marquee would also be 1,139sqm, which is significantly larger than the floorspace of the existing Scout Hut

building of 192sqm (i.e., 493% increase). As such, the proposed development would constitute inappropriate development in the Green Belt.

(b) Impact on openness of the Green Belt

- 10.9. As inappropriate development in the Green Belt, the proposal is, by definition, harmful to openness. Paragraph 001 of the Planning Practice Guidance (PPG)¹ sets out that in assessing the impact of a proposal on the openness of the Green Belt, openness is capable of having both spatial and visual aspects, and that the permanence and degree of activity likely to be generated should be considered.

Spatial aspects

- 10.10. The proposed development is seeking to introduce a hotel development to the site with a number of new buildings to support the use. The proposed development is also seeking to open some of its hotel facilities to local residents. The proposal would inevitably increase the degree of activity to be generated by the new hotel and community use due to the increase in both overnight visitors and day visits to the venue.
- 10.11. The proposed development is seeking to introduce an accommodation block and a gym and back of house extension to the west and the east of Manor House respectively within the moated area. The L-shaped built form of the accommodation block and the proposed gym and back of house extension, cumulatively will introduce a considerable amount of built form to the site (circa 5,000 sqm). The existing location of the accommodation block hosts an unauthorised marquee building and a landscaped area with parkland setting. The existing location of the gym and back of house existing hosts an open courtyard parking area. By virtue of the proposed floor area, spread, mass and height of the proposed new development into open areas of the site, the proposal would result in a significant loss of openness around the existing Manor House. This significant volumetric increase in built form would result in a physical loss of openness to the Green Belt.
- 10.12. Furthermore, the proposed development is seeking to introduce a new parking area to the south of the proposed marquee, where it is currently an undeveloped greenfield with some hardstanding for informal parking and to convert the existing vacant chapel building to a mixed events and community use building. The new parking area and the new mixed use of chapel building will increase the degree of activity and introduce an urbanising feature in that area. While it is not clear from the proposal how the Chapel building will be operated to facilitate the events and community use, the proposal inevitably would increase the level of activity of the building, given that it is currently vacant. The introduction of formal parking area to the undeveloped greenfield and the reuse of the chapel building, would result in an increase in the physical presence of people and vehicles (both stationary and in transit) which would also result in the loss of openness to the Green Belt in spatial terms.
- 10.13. The proposed development is also seeking to introduce a new marquee for events and conferencing. The marquee will be located at the existing location of the Scout Hut building but with considerable increase in floorspace. Considering the floor area and mass of the marquee, when compared to the existing Scout hut building, it would have a materially greater impact on the openness of the Green Belt.

Visual aspects

¹ Reference ID: 64-001-20190722

- 10.14. The application site is within a well-established parkland. The Grade II listed Manor House and its associated buildings are sited within the moated area with mature natural screening. The moated area is currently secured by fencing and gates. Outside the moated area, the chapel building, which is within the curtilage of Manor House sits comfortably to the southeast of the moated area. Currently, the vehicular access to Ditton Park is gated and restricted to private residents and Manor House occupants only. Ditton Park has a number of pedestrian entrances, and they are all gated.
- 10.15. Within the moated area, the proposed accommodation block will be located at the existing location of the marquee which does not have planning permission. The accommodation block will be highly visible from within the site as it is immediately adjacent to the Manor House within an open area of land (apart from the unauthorised marquee). The introduction of the accommodation block would lead to a permanent visual loss of the openness of the Green Belt when viewed from within the grounds. Turning to the gym and back of house extension block, this building would still be visible from the rear and north of the Manor House and partially visible from the site frontage, projecting above the existing wall and would also lead to a permanent visual loss of the openness of the Green Belt. Considering the moated area is screened by natural vegetation, the new buildings would be largely screened from the outside of the moated area and from the wider Ditton Park. However, there are public footpaths/cycle paths running through Ditton Park and the new development would be visible from certain vantage points within the parkland, including to the north and west.
- 10.16. Outside the moated area, the new parking area will be located at an undeveloped greenfield with some hardstanding for informal parking. The proposed new parking area will lead to a permanent removal of the existing undeveloped greenfield. The proposed marquee will be located at the existing location of the Scout Hut building but with considerable increase in floorspace. Currently, the Scout Hut building is setback from the main access to Manor House and is screened by natural vegetation. The proposed marquee will be substantially larger than the existing Scout Hut building and it will be located towards the access. Though some plantings will be introduced to create a landscaped area between the proposed marquee and the access, the proposed marquee can be visible within Ditton Park. It therefore would constitute a permanent visual harm to the openness of the Green Belt.

Community building

- 10.17. The proposed development would also introduce a new community building at the northern boundary of the site. While the area is currently an undeveloped greenfield and is surrounded by Ancient Woodland, the proposed development would introduce a new use to the area and increase the level of activity of that area. While the vehicular access of the new community building will use the existing one, it means that the proposed development will generate extra vehicular movements on that existing lane, which is currently to be used by residents only. Also the proposal includes the introduction of a storage area to the north of the new community building. It will lead to some loss of existing trees. The building will be visible from outside Ditton Park. The introduction of a new community building, including its associated storage and parking, will have both spatial and visual harm to the openness of the Green Belt

Impact on purposes of the Green Belt

- 10.18. One of the purposes of the Green Belt is to assist in safeguarding the countryside from encroachment. In this case, although the proposed development involves a conversion of Manor House to a hotel use, the proposed development would include an

introduction of an accommodation block and a gym and back of house extension block within the moated area, a new parking area and a new marquee outside the moated area and a new community building at the northern boundary of the site. The proposed development would encroach the countryside area and would conflict with this purpose of the Green Belt.

Conclusion

10.19. Overall, it is concluded that the proposed development would clearly not fall into any of the exceptions set out in Paragraph 149 or 150 of the NPPF (which is echoed in Local Plan policy QP5) and is therefore inappropriate development in the Green Belt. In addition to the harm by virtue of inappropriateness, the proposed would result in actual harm to the openness of the Green Belt both spatially and visually. Furthermore, the proposal would conflict with one of the purposes of the Green Belt. This cumulative harm to the Green Belt is afforded substantial weight and could only be approved if 'Very Special Circumstances' (VSC) exist that outweigh the harm to the Green Belt and any other harm.

ii) Principle of Development

10.20. The proposal is seeking to introduce a hotel development to the site by converting and extending the existing Manor House and associated buildings and by the construction of a new two-storey hotel accommodation block and a new marquee for wedding/conference use. The submitted planning statement sets out that the site has been used for conference centre since 2019, however, the existing building cannot accommodate the demand for 24-hour conferencing as there is no provision of bedroom facilities.

Hotel Development

10.21. Paragraph 87 of the NPPF sets out that local planning authorities should apply a sequential test to planning applications for main town centre uses which are not in an existing centre. Paragraph 91 continues to set out that an application which fails to satisfy the sequential test should be refused.

10.22. Policy TR6 of the BLP sets out that main town centre uses must be located within the centres defined in the hierarchy of centres where sites are suitable, viable and available. Planning applications for main town centre uses which are neither in a defined centre nor in accordance with policies of the Local Plan will be subject to the sequential test. Policy TR6 also sets out that development proposals for retail, leisure, and office development, larger than the threshold set out in Policy TR6 (i.e., leisure development of 2,500 square metres), located outside defined centres must be accompanied by an assessment of their impact on the vitality and viability and investment in defined centres within their catchment.

10.23. Policy VT1 of the BLP requires that development proposals for visitor development will be expected to:

- a) be consistent with the sequential approach to site selection within that settlement or as exception show evidence that the proposed development is locationally specific and consistent in terms of scale, impact, and function with their location,
- b) contribute positively to the character of the area, the amenity of surrounding land uses and the retention and enhancement of heritage assets,

- c) contribute, where appropriate, towards town centre rejuvenation and environmental enhancement and a sustainable, safe, attractive, and accessible environment

Town Centre Sequential Test

- 10.24. This application is accompanied by a town centre policy assessment Report, which is prepared by Alyn Nicholls Chartered Town Planner, on behalf of the applicant. A sequential assessment is included in the applicant's report. The report sets out that the total floorspace to be required for a hotel development with ancillary facilities including a gym and spa, conferencing and welling facilities is approximately 11,600 square metres. While it is considered that the figure is slightly different from the one of approximately 11,133 square metres² set out in the submitted planning statement, the minimum floorspace required for the hotel development is approximately 11,100 to 11,600 square metres. With the adoption of 20% flexibility, the report sets out that the minimum floorspace requirement is approximately 8,900 square metres. The other key feature of the proposed development is that the site lies within a parkland setting, where the site area is 55 hectares and an area of 3 hectares is then used in the sequential test after considering the site area of the hotel developments nearby.
- 10.25. The site search is based on a site to accommodate a hotel and associated facilities of approximately 8,900 square metres on a site of approximately 3 hectares. A number of different resources have been used to inform the site search to identify potential sites including BLP site allocations, Slough Local Plan allocations, and internet search of land and premises being marketed for sale.
- 10.26. Three BLP allocated sites, namely AL29 Minton Place, Windsor, AL30 Windsor and Eton Riverside Car Park, Windsor and AL31 King Edward VII Hospital, Windsor have been identified but they all fall outside the search criteria as the site area is below the search criteria. The search also went to the sites identified through a call for sites process during the review of the Borough Local Plan making process. Five sites were identified but none of the sites meet the size threshold of 3 hectares.
- 10.27. The search then went to the Slough Local Plan allocated sites. Five sites were identified and two sites, namely SSA13 Heart of Slough comprehensive regeneration site and SSA14 Queensmere and Observatory shopping centres met the criteria of the site area. Regarding SSA13 allocated site, the applicant's assessment report sets out that an outline planning permission was previously granted for a mixed-use development of that site, subject to the provision of 1,300 units, office floorspaces, education/innovation use and retail floorspaces. However, it is noted that both sites will not be available during the emerging Slough local plan period. The search also went to internet search and three sites were identified. However, all of the identified sites are too small and do not meet the search criteria.
- 10.28. It is noted that the sequential assessment has been carried out in a robust manner. As such, it has been demonstrated that there are no sequentially preferable sites within town centres in this particular case. The sequential assessment has been passed in this regard.

Impact Test

² The total floorspace of 11,480sqm excludes the Easte Gatehouse of 82sqm, Chapel of 73sqm and Scout Hut of 192sqm.

- 10.29. The application is also accompanied by an impact test to assess the impact on the vitality and viability of and investment in defined centres within their catchment. Given that the leisure development within the proposed development falls below the required threshold to produce an impact assessment and there is no requirement of a hotel development to produce an impact assessment, an impact test is therefore not required in this regard.

Community Development

- 10.30. Policy IL6 of the BLP sets out that proposals for new or improved community facilities which meet the needs or aspirations of local residents and visitors will be supported. Where an assessment identifies specific needs in the local area, proposals to meet that local need will be supported when they are located in areas that are accessible by walking, cycling or public transport. Policy IL6 also sets out that existing community facilities should be retained, improved and enhanced. Applications for change of use or redevelopment will therefore be resisted, unless evidence can be provided to show that the facility is not needed, not economically viable and is no longer required to meet the needs of the local community.

Relocation of the Scout Hut building

- 10.31. The proposed development includes the relocation of the existing community building outside of the moated area of Ditton Manor to the northern edge of Ditton Park to allow the erection of a marquee to provide a venue for holding any events or functions. The existing building is currently occupied by Datchet Sea Scout on an informal basis. A letter from Datchet Sea Scouts is provided in this application to support the relocation proposal as the existing building is needed to be repaired and is not economically viable. It also sets out that there is community benefit provision for young people in the local area. The submitted planning statement also sets out that the storage and car parking facilities are inadequate at the current site.
- 10.32. It is understood that the fundamental reason for the relocation is so the location of the existing building can be used for the erection of a marquee to support the hotel development. This is not considered to be the evidence as required under Policy IF6 to justify the redevelopment proposal. There is also no evidence provided in this application to demonstrate how the redevelopment proposal would be more financially viable than repairing the existing building. Notwithstanding, the proposed development includes the provision of a new replacement community building with associated facilities which will be located at the northern boundary of the site. While the GIA of the new community building is 192 sqm which is slightly smaller than the existing building of 214 sqm, there is no loss of a community building at the site.
- 10.33. In terms of accessibility, vehicles will have to continue to use Conduit Way through the main vehicular entrance of Ditton Park. However, the new location will be adjacent to the pedestrian entrance of Ditton Park connecting the established residential area to the north, therefore it is considered that members of the public can easily get into the building by the pedestrian entrance of Ditton Park.
- 10.34. In terms of meeting the identified community need, the existing community building is occupied by Datchet Sea Scouts under an informal arrangement. It is considered that Datchet Sea Scouts will continue to use the new community building.
- 10.35. There is no objection in principle to the relocation of the existing Scout Hut building as there is no overall loss of community facility, given that a new building will be provided

within the site. Considering the new location of the community building, it is connected to the residential area to the north of the site and vehicles will be able to use Conduit Way to get to the proposed community building.

- 10.36. Given that the proposed location of the building will be within the area to be surrounded by the designated Ancient Woodland, the principle of having a Scout Hut building in the proposed location can only be accepted if the proposed development would not have any adverse impacts to the adjacent Ancient Woodland, which will be discussed later in this Report.

Ancillary hotel facilities to be made publicly accessible

- 10.37. The proposed development is seeking to open the ancillary gym and spa facilities of the hotel and the chapel will be made publicly accessible. The submitted planning statement sets out that it is supported by the local communities. According to the submitted Statement of Community Involvement, 84% of the respondents agree or strongly agree that local community can also use those facilities.
- 10.38. While the proposed community use of the ancillary gym and spa facilities and the chapel building is supported, Policy IF6 requires the facility should be designed to maximise use by local communities. It is not clear from the submitted information how these facilities can be practically operated to be used by both future hotel guests and local communities.

Minerals Safeguarding Area

- 10.39. Policy M2 of the Central and Eastern Berkshire Joint Minerals and Waste Plan 2021-2036 (JMWP) sets out that non-minerals development in the minerals safeguarding area may be permitted if it can be demonstrated through the preparation of a Mineral Resources Assessment, that the option of prior extraction has been fully considered as part of an application, and prior extraction, where practical and environmentally feasible, is maximised, taking into account site constraints and phasing of development; or it can be demonstrated that the mineral resources will not be permanently sterilised; or it would be inappropriate to extract mineral resources in that location, with regard to other policies in the wider Local Plans.
- 10.40. Policy M4 then sets out that proposals for new sites not outlined in the Policy will be supported in appropriate locations including they are situated within the Area of Search.
- 10.41. The application site is within the sand and gravel safeguarding area and a minerals resources assessment (MRA) is required to support the application. Notwithstanding, it is understood that there are a number of designations within the site, including Ancient Woodland, Listed Buildings and Registered Parks and Gardens. The application site is excluded from the Area of Search as these areas should be avoided for development to be sustainable. Considering the number of designations within the site and, a pragmatic approach should be adopted, and it is not considered that the requirement of a MRA would be reasonable in this regard.

iii) Climate Change and Sustainability

- 10.42. The Climate Change Act 2008 (CCA2008) imposes a duty to ensure that the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline. Paragraph 152 of the NPPF states that the planning system should support the

transition to a low-carbon future in a changing climate by contributing to a radical reduction in greenhouse gas emissions, minimising vulnerability and improving resistance, and supporting renewable and low-carbon energy and associated infrastructure. The Royal Borough of Windsor and Maidenhead declared a climate emergency in June 2019, and the Council intends to implement a national policy to ensure net-zero carbon emissions can be achieved by no later than 2050.

- 10.43. In December 2020, the Environment and Climate Strategy was adopted to set out how the Borough will address the climate emergency. These are material considerations in determining this application. The strategy sets a trajectory which seeks a 50% reduction in emissions by 2025.
- 10.44. While a Sustainability Supplementary Planning Document will be produced, the changes to national and local climate policy are material considerations that should be considered in the handling of planning applications and achievement of the trajectory in the Environment and Climate Strategy will require a swift response. The Council has adopted an Interim Sustainability Position Statement (ISPS) to clarify the Council's approach to these matters.
- 10.45. A circular economy statement, which is prepared by Elementa, on behalf of the applicant, is provided to support this application. The statement sets out that the proposed development is able to demonstrate the key six circular economy principles, including building in layers, designing out waste, designing for longevity, designing for adaptability or flexibility, designing for disassembly and using systems, elements or materials that can be reused and recycled.
- 10.46. A sustainability statement and an embodied carbon assessment report, which are prepared by Elementa, on behalf of the applicant, are provided to support this application. The sustainability measures set out in the Statement accord with the requirements of the Interim Sustainability Position Statement. As a whole, the development can achieve a 40% reduction in CO₂ emissions, including the introduction of new buildings which can achieve a greater reduction when comparing with the existing buildings to be demolished and the improvements to the existing buildings to be retained, based on the information provided and a formal confirmation from the applicant.
- 10.47. Whilst this would represent a considerable reduction in the potential CO₂ emitted from the site, the proposal does not achieve net zero. As such, it is reasonable for the Local Planning Authority to achieve the remainder by Building Emissions and Lifestyle contributions. Notwithstanding, no legal agreement has been agreed to secure the contributions as required. In an absence of the required legal agreement, it is not considered that the application does secure the necessary measures against the likely impacts on the remainder of CO₂ emissions from the site. Therefore, the proposed development, therefore, fails to comply with Policy SP2 and the Council's Interim Sustainability Position Statement.

iv) Design and Character

- 10.48. Section 12 of the NPPF is about achieving well-designed places. Paragraph 126 sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 10.49. Policy QP3 of the BLP sets out that all development should seek to achieve a high-quality design that improves the character and quality of an area. The Policy sets out that new development should be able to respect and retain existing high-quality townscapes and landscapes and help create attractive new townscapes and landscapes.
- 10.50. While the proposed development comprises internal alterations of existing buildings, it also introduces a number of new building blocks to the site, including a new hotel accommodation block to the west of the Manor House, a new gym and back of house block and a new community building to the north of the site.

(a) Scale and Layout

Proposed accommodation block

- 10.51. The proposed accommodation block will be connected to the Manor House at the ground floor through a glazed link. The proposed accommodation block will be a two-storey L-shaped development and will provide 99 hotel rooms, which will create a new landscaped garden and courtyard area to the west of the Manor House. Concerns have been raised during the public consultation that the scale of the proposed accommodation block is not acceptable as it fails to be sympathetic to the existing buildings.
- 10.52. The proposed development is seeking to introduce a sizable building within the moated area, where this part of site is currently occupied by a marquee³ and is therefore relatively open and free from built development. While it is understood that the scale of the proposed accommodation block has already been kept to a minimum, the proposed building will occupy a land which was originally intended to be a green space within the parkland environment and will have a substantial footprint when comparing with the adjacent Manor House. Considering the sensitive location of the proposed block, the scale and layout of the proposed accommodation block would appear at odds with the adjacent Manor House and fail to respond positively to the surrounding.

Proposed gym and back-of-house block

- 10.53. The proposed gym and back-of-house block, which the GIA is approximately 1,134 sqm, is proposed where there is currently a car park. The proposed block will be a single storey linear block which will provide gym, studio space and associated facilities. The back of house part will be accessible from the Manor House at the ground floor and via the servicing area. The block will have a setback from the listed garden wall, where the buffer area will be a landscaped area and access to connect Manor House and the gym block.
- 10.54. The proposed block would substantially increase the built structure of that area which is currently used for parking and the building will sit behind the existing garden wall. The height of the proposed block would also slightly be above the height of the existing wall. There would have some impacts on the views from within the eastern courtyard, but it is considered that the impacts are limited in this regard.

Proposed marquee

- 10.55. The marquee is proposed to have a pitched roof, white PVC outer and glazing. Glazing is restricted to the south-east, south-west and north-east elevations and it will be at the

³ Based on the Council's record, there is no planning permission for the erection of the marquee.

location of the existing scout hut building. Considering the GIA of the existing scout hut building, the GIA will substantially increase from 214 sqm to 1,139 sqm.

- 10.56. While the scout hut building is well setback from the access, the new marquee is attempting to maximise its size by relocating to the centre of the existing hardstanding area of the scout hut building. The existing access to the scout hut building will be restored to a landscaped area. The marquee will have two separate accesses for pedestrian and service vehicles, where a pedestrian access is proposed to the south-east of the marquee and a vehicular access is proposed to the south-west of the marquee, where it will connect to the existing main access of the site. Given its external appearance will be white in colour and its prominent location, the proposed marquee is considered an unacceptable addition to the site in terms of scale as it would fail to positively respond to the parkland setting.

Proposed woodland parking area

The woodland parking area is proposed to provide parking to Manor House and its associated facilities. While it is understood that there are some benefits in removing the existing parking area within the moated area, the proposed parking area however will be in a very sensitive location as it is located at the entrance area of Manor House, which currently is occupied by grassland with some hardstanding near the access. The parking area will be extended from the main access to the area next to the chapel building and to the west to the existing trees along the moat. The introduction of a parking area will permanently alter this entrance area and is clearly not in accordance with the parkland setting.

- 10.57. The proposed parking area will physically separate the chapel building and the Manor House, where the chapel building is considered to be within the curtilage of the listed Manor House. The parking will also be immediately next to the chapel building, where it is not considered adequate buffer is provided between the chapel building and the parking area. It is not considered that the layout of the parking has positively considered the setting of the chapel and the Manor House.
- 10.58. Thames Valley Police has also raised security concerns over the parking area as it will be located at the area that is publicly accessible. While the security concern about the parking area raised by Thames Valley Police is noted, it is considered that this can be addressed by the implementation of appropriate security measures, including the installation of CCTV cameras. Such details can be secured by a planning condition.

Proposed community building

- 10.59. The proposed community building will be single storey and it comprises a central activity area with associated facilities including a secure storey compound to the north of the site. The proposed development will inevitably introduce a number of buildings and structures to this undeveloped greenfield, where it is surrounded by Ancient Woodland. When considering the scale of the building, the proposed community building would fail to positively respond to the Ancient Woodland setting.

(b) Landscaping

- 10.60. The submitted design and access statement sets out that the main hotel development area will be divided into different landscape character area. In the marquee and entrance area, the proposed development is seeking to introduce a new pedestrian pathway to connect the woodland parking area to the south and the new marquee. The main access will be altered, and an attenuation basin will be created between the moat

and the altered access. The new service parking area for the new marquee will be covered by reinforced grass.

- 10.61. The proposed development includes the introduction of wildflower mix and native plantings to the entrance area. Soft landscaping will be provided to the woodland gravel parking area. The proposed development will retain the existing water feature at the centre of the entrance garden of Manor House and enhancement planting will be introduced in the entrance garden.
- 10.62. Green roofing will be introduced to the proposed gym and back-of-house block and the proposed accommodation block. The proposed development is also seeking to introduce new landscaping to the west of Manor House to create a new courtyard area.
- 10.63. The proposed landscape improvement at the entrance area would improve the existing condition of the area, where it is partially covered by hardstanding. The retention of the existing water feature is also supported as it would broadly retain the existing landscaping of the entrance garden of Manor House, where the enhancement planting will improve the landscaping of the area.
- 10.64. Notwithstanding, the proposed development is seeking to introduce a parking area to the undeveloped greenfield, and it will physically be in between Manor House and the chapel building. While soft landscaping is proposed within the parking area, it is considered that the proposed parking would still intensify the level of activities of the area. With the introduction of new plantings within the parking area to act as screening of the area, the parking area and new plantings will permanently separate the chapel building from Manor House, which is considered that the chapel is within the curtilage of the House and the urbanisation of the site would permanently alter the parkland setting of the site.
- 10.65. Considering the L-shape design of the proposed accommodation block, while it is understood that the proposed development is to introduce a new courtyard and landscaped garden to the future hotel guests, concerns have been raised by the Council's Conservation Officer that the proposed development fails to demonstrate a full understanding of the Registered Park and Garden, as the landscape design of that area is intended to be a wilderness environment. The proposed courtyard area to the west of Manor House would dilute the significance of the existing courtyard area to the east.

Summary

- 10.66. The proposed development is seeking to introduce a sizeable accommodation block and a gym and back of house extension block within the moated area and a new marquee and a parking area outside the moated area to the east of Manor House.
- 10.67. The proposed accommodation block, by virtue of its scale, mass, form, and design would result in an incongruous form of development. Considering both the accommodation block and the proposed gym and back of house extension block, cumulatively, they would be harmful to the character of the parkland setting where the existing site is relatively open and free from built environment.
- 10.68. The proposed marquee, by virtue of its scale, mass and external appearance would result in an incongruous form of development and fail to positively respond to the character of the parkland setting where the existing site is occupied by a Scout Hut building with a smaller footprint and is setback from the access road. The proposed parking area to the south of the proposed marquee would permanently alter the

existing undeveloped greenfield and it would fail to positively respond to the wider parkland setting.

10.69. Overall, the proposed development is contrary to Policy QP3 of the BLP.

v) Impact on the setting of Heritage Assets

- 10.70. Section 16 of the NPPF is about conserving and enhancing the historic environment. Paragraph 199 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 200 continues to set out that any harm to the significance of a designated heritage asset should require clear and convincing justification. Paragraph 202 sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use. Paragraph 203 also sets out that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 10.71. Policy HE1 of the BLP sets out that development proposals would be required to demonstrate how they preserve or enhance the character, appearance, and function of heritage assets (whether designated or non-designated) and their settings and respect the significance of the historic environment.
- 10.72. The application site is entirely within Ditton Park, which is a Grade II Registered Park and Garden⁴. The Manor House and its associated courtyard walls, stable and gatehouse blocks are Grade II listed⁵. The Main Gatehouse, the connecting bridge, the Garden Walls and Summerhouse are also Grade II listed⁶. The application site is also within the setting of a number of other Grade II listed buildings along Ditton Park Road, including the Ditton Farmhouse, its associated Barn and Granary.
- 10.73. The application is accompanied by a heritage impact assessment, which is prepared by Landgage heritage, on behalf of the applicant to support this application. The report summarises that the proposed development would result in a substantial benefit to the significance of the Grade II listed Manor House and the Registered Ditton Park. The Council's Conservation Officer has been formally consulted on this application and has raised objection to the proposed development as it would fail to preserve the significance and setting of the listed buildings and the registered park and garden.

Grade II Listed Manor House and its associated Listed buildings

- 10.74. Ditton Park has a long history, dating back to the early medieval times. The original Manor House has existed on the site since the 15th Century, and it was rebuilt in the 17th Century. The 17th Century House however was destroyed under a fire in 1812. The House was then reconstructed in the 19th Century, which forms the current Manor House. The site was in residential use when the first Manor House was built. In 1917, it was used as the Admiralty Compass Observatory for research and development. It

⁴ List Entry Number: 1001290

⁵ List Entry Number: 1319354

⁶ List Entry Number: 1117628 (Main Gatehouse and Bridge); 1319355 (Garden Walls and Summer House)

then became the headquarters of the Defence, Evaluation and Research Agency. The site had been used for research and laboratory purpose until 1979. In 1997, the site was subject to a planning permission for an education and training centre. The southwestern part of the wider site was then redeveloped to the office complex in the early 2000s.

Conversion of Manor House

- 10.75. The proposal is seeking to convert the Manor House to 33 hotel bedrooms and to introduce a restaurant to the building. The proposal also comprises the removal of the existing toilet areas on the ground floor and the first floor and other internal alterations which are subject of the associated listed building application (ref: 23/01063/LBC).
- 10.76. The internal ground floor layout of the Manor House is broadly the same as the existing one, except the existing toilet area will be converted into a dining room and a number of windows facing into the courtyard will be replaced by full-length openings to allow the direct access from the main dining area of the restaurant to the proposed private dining rooms. The existing service yard area to the northeast of the building will be removed to provide a new connection to the proposed gym building. There is no objection in principle to the conversion of the existing toilet area into a dining room and the removal of the service yard area. However, there are concerns over the detailed internal alteration works to Manor House. Whilst the internal works to the listed building would be covered under the listed building consent application, the addition of the full length windows in the building facade are subject of the full application and would result in a loss of historic building fabric.

Proposed Accommodation Block

- 10.77. The proposed accommodation block would be located to the west of Manor House within its curtilage and setting. The Council's Conservation Officer has raised concerns that the L-shaped built form would have a substantial footprint, occupying land within the wilderness area that forms part of the designated landscape area. While it is understood that the proposal is attempting to keep the scale of the accommodation block to a minimum to respect the prominence of Manor House, the proposed building would still have a significant presence in terms of its footprint, positioning, arrangement, modern appearance, and materiality. The proposed accommodation building would lack subservience when compared to Manor House. Considering the proposed accommodation block and the proposed gym and back of house block together, they would cumulatively have an increased negative impact on the historic environment. The proposed accommodation block would also be visible and impact views of the Manor House, in particular the views from the south lawn area, the approach from the west and views from the rooms along the south-western range of Manor House.

Proposed Gym and Back of House Block

- 10.78. The proposed development also includes a new gym and back of house block to the north-east of Manor House. The proposed extension has been amended to ensure there is limited impact on the existing built fabric and views of the Manor House from the east. It is noted that the proposed building will be rectangular in plan form. Considering the position of the building, it would be set away from the listed courtyard wall to allow adequate buffer between the proposed block and the courtyard wall. While it is understood that the height of the proposed building would slightly rise above the height of the courtyard wall, there is only a limited impact on the views from the courtyard. While the proposed building would form part of views of the Manor House

from the north, it is not considered that the impact to the views from Manor House would be significant.

- 10.79. The Council's Conservation Officer has set out that the erection of this building would inevitably increase the built form and have an impact on the setting of the Manor House. However, it is considered that this area had been used as a service area and therefore the impact to the significance of the listed Manor House is limited in this case.

Summary

- 10.80. The proposed hotel development is within the setting of the Grade II Manor House. The proposed alterations to the Manor House are not considered to be acceptable as they would lead to a permanent loss of historic fabric and fail to subdivide the rooms of the House sensitively. It would result in significant harm to the significance of the Manor House. The proposed accommodation block and gym block would constitute a cumulative impact to the Manor House, which would result in significant harm to the setting of Manor House. Overall, the harm to the significance of the setting of the Grade II Manor House is considered to be **less than substantial and at a higher end of the scale** in this regard.

Grade II Ditton Park

- 10.81. Ditton Park is a Grade II registered park and garden comprising a number of features of interest, including the waterbodies extending westwards, northwards, and a fishpond to the south of the Manor House, alongside many other historic built structures.

Proposed Marquee and Parking Area

- 10.82. The Berkshire Garden Trust and the Council's Conservation Officer both have raised concerns over the proposed marquee as it would reduce the sense of arrival of the site, given the prominent location and the external appearance of the proposed marquee. The marquee also would be in full view due to its excessive footprint and would be distracting from the avenue view through to the listed building and have a detrimental impact on the parkland setting.
- 10.83. The proposed development also comprises a woodland parking area to the south of Marquee. The Council's Conservation Officer has raised concerns that the parking area would alter the appearance of the existing open space directly adjacent to the chapel building. It would have a negative visual impact along the main approach to Manor House and to the setting of the curtilage of the chapel building and the parkland setting.

Proposed Courtyard Area

- 10.84. The proposed introduction of the L-shaped accommodation block to the west of Manor House also includes the creation of a formal courtyard area. While it is understood that the proposed courtyard area to the west of the Manor House would provide additional landscaping to future hotel guests, the Council's Conservation Officer has raised a concern that the introduction of a secondary courtyard area to the west of Manor House lacks understanding of the significance of the Registered Ditton Park, as the landscape design of that area was and is intended to be a wilderness environment. Furthermore, the secondary courtyard would dilute the significance of the original courtyard to the east. The proposed courtyard area would be harmful to the setting of the Grade II Ditton Park.

Summary

- 10.85. The proposed secondary courtyard area to the west of Manor House would dilute the significance of the existing historical courtyard area to the east and materially alter the existing landscape of the area, which is a wilderness environment. The proposed courtyard area would result in significant harm to the setting of Ditton Park. The proposed marquee and parking area outside the moated area would result in significant harm to the significance of the setting of the Ditton Park. The harm is **less than substantial at a higher end of the scale** due to the sensitive location of the proposed marquee and parking area and the parking area would substantially alter the appearance of the existing open space directly adjacent to the chapel building, which is within the curtilage of the Manor House.

Public Benefit

- 10.86. Paragraph 20⁷ of the PPG sets out that public benefits may follow from many developments and could be anything that delivers economic, social, or environmental objectives as described in the NPPF. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

- 10.87. This application is accompanied by an economic headline report, which is prepared by Volterra Partners, on behalf of the applicant. The statement sets out the economic, social and heritage benefits of the proposed development.

Economic Benefit

- 10.88. The applicant's headline report sets out a number of benefits of the proposed development as below:

- The creation of 305 job opportunities during the construction period.
- The creation of 130 full-time job opportunities, while retaining the existing employment onsite.
- £8.7 million visitor expenditure per annum.
- Additional tax revenues of between £1,400,000 and £1,900,000 and also business rates payments of approximately £90,000.
- The operation and hosting of events would continue to deliver benefits for the local economy

- 10.89. In terms of economic benefit, the economic benefit of the creation of 305 construction job opportunities is time limited. The proposed development will result in creating a net 120 additional permanent job opportunities. It will help support the labour market in general. The proposed development will result in a £8.7 million visitor expenditure per

⁷ Reference ID: 18a-020-20190723

annum, which is a considerable amount of income to the local economy. The proposed development will result in an additional tax revenues and business rates payment. Though it is a considerable amount of additional tax revenues, it is to comply with the legislation only. The existing site is already operating and hosting of events. The proposed development would also lead to a considerable loss of spaces for conferencing (i.e., from 5,123 sqm to 1,193 sqm). Overall, only **moderate** weight is afforded to this benefit.

Social Benefit

- 10.90. The applicant's headline report sets out that the proposed development would provide a new community facility to replace the existing dated scout hut building at the site. The applicant is also engaging with the local cricket club to provide cricket facilities within the site. The proposed development would also open up the site grounds to the public and improve accessibility to the Manor House. The applicant's planning statement also sets out that there is a social benefit in opening the gym and chapel building for community use.
- 10.91. In terms of social benefit, the provision of a replacement community building is mainly due to the existing location of the building will be used for a new marquee to support the proposed hotel development. It is also considered that a new community building can be provided separately. While there is a social benefit in opening the gym and chapel building for community use, how this will operate is not clear as no such details are provided in this application. Overall, only a **very limited** weight is afforded to this benefit.
- 10.92. No details have been provided in this application related to the provision of an onsite cricket facility for the local cricket club and it is not clear what and where the facilities would be provided within the site. It is also considered that such facilities can be separately provided. **No weight** is afforded to this benefit. The site including Manor House can be opened to the public without a need of a planning permission. **No weight** is afforded to this benefit.

Environmental Benefit

- 10.93. The proposed development will provide a biodiversity net gain of 205.91%, where 29.84% is from onsite provision. The provision is well above the 10% national requirement to be mandatory in November 2023. **Limited** weight shall be afforded to this benefit in this regard.

Heritage Benefit

- 10.94. Paragraph 6.1.6 of the applicant's heritage impact assessment sets out that there are a number of heritage benefits which can be identified in the proposed development as below:
- the refurbishment of Manor House would result in a low heritage benefit, as the building would be used in a manner consistent with its conservation with the involvement of minimal impacts;
 - the physical works to the north stable block would preserve the significance of the building.
 - the proposed accommodation block would preserve the setting of Manor House and would result in a small enhancement to the setting of the western elevation of Manor House;

- the proposed gym facility would not harm the significance of the parkland or the listed buildings;
 - the introduction of a new marquee and a car parking area would result in a low benefit to the significance of the parkland and the settings of the listed buildings; and
 - the proposed community building to the north of the parkland would not harm the significance of the parkland.
- 10.95. The applicant's Design and Access Statement also sets out that the applicant will be committed to a programme of heritage research and recording work and it would enhance both understanding and appreciation of the historic interest of Ditton Park and Manor House.
- 10.96. In terms of heritage benefit, it is considered that the applicant's commitment of launching a programme of heritage research and recording work is welcomed. However, it is considered that this can be carried out without the proposed development, and it is the social responsibility of the applicant to carry out this programme. The programme of heritage research and recording work can be carried out without a need of a planning permission. **No weight** is afforded to this benefit.

Conclusion

- 10.97. In light of the foregoing, the cumulative harm arising from the proposed development is considered to be **less than substantial at a high-end level** of the scale in this case. Paragraph 202 of the NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use. The benefits identified from the proposed development **do not** outweigh the heritage harm identified in this regard and therefore the proposed development would be contrary to Section 16 of the NPPF and Policy HE1 of the BLP.

Archaeology

- 10.98. The application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. Berkshire Archaeology has been consulted and has raised no objection to the proposed development. However, a programme of archaeological work including a written scheme of investigation shall be provided to support this application. Such detail can be secured by a planning condition.

vi) Impact on Neighbouring Amenity

- 10.99. Policy QP3 of the Borough Local Plan 2013-2033 sets out that new development should have no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight.
- 10.100. Concerns have been raised during the public consultation over a lack of security plan being provided in this application and the increase in anti-social behaviour after the removal of fences and gate. Thames Valley Police has raised a concern over proposed design of the scout hut building. The proposed removal of fences and gate can be carried out without a need of a planning permission. While there is security concern over the community building, it is considered that this can be addressed by the

implementation of appropriate security measures. Such details should be provided to support the current application, but they can be secured by a planning condition.

- 10.101. There is a considerable separation distance from the nearest residential properties to the proposed hotel development. Therefore, it is not considered that the proposed development would have an adverse impact on the amenity of neighbouring properties. The proposed location of the new community building along the northern boundary of the site will be immediately adjacent to the established residential area. A secure storage compound is proposed at the northern boundary of the site. As the community building will be located at the centre of the site, it is not considered that the proposed community building would have an adverse impact on the amenity of neighbouring properties.

vii) Trees and Woodlands

- 10.102. Paragraph 180 of the NPPF sets out that development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland should be refused unless there are wholly exceptional reasons⁸ and a suitable compensation strategy exists. Policy NR3 of the BLP also sets out that the amenity value of the trees, woodland and hedgerows outweighs the justification for development, planning permission may be refused.

Ancient Woodland

- 10.103. According to the Natural England and Forestry Commission Standard Advice related to Ancient Woodland, development, including construction and operational activities can affect ancient woodland and the wildlife they support on the site or nearby. Both direct or indirect effects of development can cause the loss or deterioration of ancient woodland. Suitable evidence should be provided to support the application including any proposed mitigation measures in development proposals to avoid and reduce harm caused by development on ancient woodlands.
- 10.104. An arboricultural implications report and an outline woodland management plan, which are prepared by SJA trees, on behalf of the applicant, are provided to support the application. The applicant's report sets out that the proposed development would not encroach into the woodland area but a small section of the proposed access to the community building will be within the 15 metres ancient woodland buffer. The applicant's arboricultural implications report summarises that there will be no loss or deterioration of the ancient woodland.
- 10.105. The applicant's outline management plan sets out that the buffer zone of the ancient woodland will be maintained where all development activities are excluded. The applicant's management plan also outlines a number of principles of woodland management to restore and enhance the ancient woodland. While the applicant's outline management plan sets out that the construction of the community building will have the impacts to the adjacent woodland. However, they can be managed to avoid any unacceptable damages to the trees including the provision of the 15 metres ancient woodland buffer.

⁸ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

- 10.106. The new location of the community building is not within the designated ancient woodland. Based on the applicant's outline management plan, the site however was part of the wider original ancient woodland though the woodland was cleared and has been replanted. It then becomes a greenfield area surrounded by the replanted woodland trees and forms part of the ancient woodland. The proposed development will introduce a new building to this undeveloped greenfield site, including the increasing levels of activities within the site and to physically remove the connectivity of the two surrounding ancient woodlands.
- 10.107. While the applicant's planning statement sets out that there is an intention to keep the community building for Datchet Sea Scout onsite to continue to serve the local community, it is not considered that an alternative site has been fully explored by the applicant when considering the relocation in accordance with the mitigation hierarchy. No other evidence has also been provided to demonstrate the building has to be within this particular location. The applicant's report also fails to fully assess the direct and indirect effects of the increasing levels of activities to the adjacent ancient woodland.

Trees

- 10.108. Policy NR3 of the BLP sets out that development proposals should protect and retain trees. Where the amenity value of the trees outweighs the justification for development, planning permission may be refused.
- 10.109. The applicant's arboricultural implications report sets out that none of the notable trees on the site are to be removed. However, 45 individual trees will have to be removed in the proposed development.
- 10.110. While the majority of the trees to be removed are assessed as category C trees, the removal includes T38 Horse Chestnut, which is a category B tree located at the proposed woodland parking area. The applicant's arboricultural implications report identifies that this is a significant component of the tree belt (G9) but the removal will be mitigated through the retention of the tree belt. A number of category C English Oak (T78 to T80) trees are also to be removed within the moated area and they are subject to TPO. The applicant's arboricultural implications report set out that they are of limited arboricultural or landscape merit due to their quality and short stature.
- 10.111. The removal of T38 tree is due to the introduction of a new parking area to the site. As discussed in the applicant's arboricultural report, this tree is a significant component of the tree belt (G9). The site is within a Registered Park and Garden, and it is important to ensure any new development within the site can retain the existing trees as they will help maintain the parking setting of the wider area, in particular to those trees which are significant. It is considered that there is a lack of strong justification for the removal as the parking area can be designed without the removal of T38 tree.
- 10.112. A number of English Oak trees can be found to the west of Manor House, and they are planted as a row along the western access to Manor House. Those English Oak trees, together with the retained T81 English Oak and G14 English Oak and Yew belt on the other side of the access, forming a distinctive character of that area.
- 10.113. While paragraph 5.2.6 of the applicant's arboricultural implications report set out that these trees are in low quality and short stature, the tree survey Schedule, however, identifies that they are in moderate quality and have a potential to form a significant feature in the future. Furthermore, based on the submitted detailed planting proposals, the proposal is seeking to introduce three Frans Fontaine to replace the English Oak trees. The introduction of the new Frans Fontaine trees will have a material change to

the existing distinctive character of the area, where it is formed by a number of English Oak trees.

- 10.114. Considering the inconsistent information contained in the applicant's arboricultural implications report and the existing distinctive character of the area formed by a number English Oak trees, it is not considered that the removal of those TPO English Oak trees is fully justified in this regard.

Summary

- 10.115. The location of a proposed community building is an undeveloped greenfield site, which is surrounded by ancient woodlands. There is a lack of evidence demonstrating that the replacement building has to be within this particular location. Furthermore, the submitted information fails to fully assess the direct and indirect effect of the potential increasing level of activities on the adjacent ancient woodland. While there is a public benefit of the provision of a community building to serve the local community, it is insufficient to outweigh the damage to the ancient woodland, which is considered to be an irreplaceable habitat and there is no exceptional supporting evidence showing the building has to be at this sensitive area. The removal of a number of trees, including the removal of a category B tree for the parking area and a number of English Oak trees which are subject to TPO and define the distinct character of the area to the west of Manor House, is not fully justified in this application. Overall, the proposal is there contrary to Policy NR3 of the BLP and the NPPF.

viii) Ecology and Biodiversity

- 10.116. The application site is within 10 kilometres of several internationally, nationally and locally designated sites, including South West London Waterbodies Ramsar site and Special Protection Area (SPA), Windsor Forest and Great Park Special Area of Conservation (SAC), Burnham Beeches SAC and the Impact Risk Zone for Wraysbury No.1 Gravel Pit Site of Special Scientific Interest (SSSI), Queen Mother Reservoir Local Wildlife Sites (LWS), Upton Court Park LWS and Datchet Common and Gravel Pits LWS. Given the scale of the proposed development, it is possible that the proposed development could have the potential for significant impacts on these sites. Part of the site is also within the designated Ancient Woodland. The site is also within the red impact risk zone for great crested newts.

Impacts on Designated sites

- 10.117. This application is accompanied by an ecological impact assessment report, which is conducted by Tyler Grange, on behalf of the applicant. The applicant's report concludes that the proposed development would not have any material impacts on the identified statutory and three non-statutory designated sites.
- 10.118. Natural England has been formally consulted on this application and it is considered that the proposed development will not have significant adverse impacts on the statutory designated sites. The Council's Ecology Officer has also been consulted on this application and it is considered that the site itself would be managed as open space for recreational use so it would not increase the recreational pressure on the LWSs nearby.

Impacts on Habitats

- 10.119. The applicant's ecology report sets out that the proposed development is mainly centred on areas of hardstanding, introduced shrubs and lines of trees. Those habitats

are of negligible ecological importance. The proposed development will lead to a partial loss of some of the parkland area, but no mature or veteran trees are to be lost. As the proposed development is immediately adjacent to the woodland habitats, a construction and environment management plan (CEMP) is recommended. Though part of the existing hedgerow is to be lost, replacement planting is proposed with the form of native species, and it is expected that the loss will be fully compensated by the replacement planting.

- 10.120. The Council's Ecology Officer sets out that the proposed development will fall in close proximity to the existing woodland habitats and therefore a CEMP, as recommended by the applicant's ecological report, shall be provided to support the application. Such details can be secured by a planning condition.

Impacts on Protected Species

- 10.121. The applicant's ecology report sets out that the proposed development would not have any adverse effects on birds, bats, and other species provided the recommended mitigation measures are followed set out in the report.

Bats

- 10.122. The applicant's ecology report sets out that the proposed development includes the removal of bat commuting and foraging habitat. Bat droppings were found at two loft voids within the Manor House. Following emergence surveys, a roost was identified but none of these roosts are in an area to be impacted by the proposed development. The trees to be removed do not have any potential to support roosting bats.
- 10.123. The Council's Ecology Officer does not dispute the findings of the emergence surveys and agrees that the proposed development will not impact in any way on that identified bat roost and therefore a licence from Natural England is not required. However, a method statement for bats shall be provided as part of the CEMP. The Council's Ecology Officer also confirms that none of the trees to be removed will have the potential to support roosting bats are to be lost so they were not subject to further survey.
- 10.124. The Council's Ecology Officer sets out that the existing woodland habitats would be used by foraging and commuting bats and therefore any new external lighting to be installed as part of the proposed development should not adversely affect bats. Details of the external lighting shall be provided but it is considered that such details can be secured by a planning condition.

Great Crested Newts

- 10.125. The application site is within the red impact risk zone for great crested newts (GCNs). In the red impact zone, there is highly suitable habitat and a high likelihood of GCNs presence. There are 11 ponds within 500 metres of the proposed development, while 6 of them are within the site boundary and 3 are within 20 metres of the site boundary.
- 10.126. The applicant's ecological report sets out that there is no evidence of GCNs was found with any of the waterbodies and GCNs are considered likely to be absent from the application site. Nature Partnership has been formally consulted in this application and sets out that they do not dispute the findings of the applicant's ecological report and agree that GCNs are unlikely to be present in the application site and are highly unlikely to be impacted by the proposed development. However, a precautionary method

statement, as recommended by the applicant's ecological report, shall be provided to support the application. Such details can be provided as part of the CEMP.

Badgers

- 10.127. The applicant's ecological report sets out that a badger sett was identified on site, but it is located further than 30 metres from the development footprint. However, it is recommended that an updated badger survey shall be carried out prior to commencement of the proposed development. If active setts are identified, a mitigation strategy shall be provided and if necessary, a relevant licence shall be obtained from Natural England. It is considered that such details can be provided as part of the CEMP.

Biodiversity Net Gain

- 10.128. NR2 of the BLP requires all new development to demonstrate a net gain in biodiversity. It is understood that a minimum 10% mandatory biodiversity net gain required calculated using the Biodiversity Metric from November 2023 is required after the 2-year implementation period from 9 November 2021 when the Environmental Bill received Royal Assent and became the Act.
- 10.129. A biodiversity net gain metric has been provided to support this application. According to the metric, the proposed development would result in a net gain of 66.51 habitat units, which is a percentage gain of 205.91%. While the proposed development can provide a measurable net gain in biodiversity, it is understood that the majority of the net gain is from offsite provision, including the improvement and enhancement of the existing woodland habitats. The onsite net gain is approximately 29.84%, which is still above the 10% requirement to be mandatory in November 2023.

ix) Highways and Parking

- 10.130. Paragraph 112 of the NPPF sets out that development proposals should give priority first to pedestrian and cycle movements and second – so far as possible – to facilitating high-quality public transport. Policy IF2 of the BLP sets out that new development should provide safe, convenient, and sustainable modes of transport.

Vehicle Movements

- 10.131. Policy IF2 of the BLP sets out that new development shall be located to minimise the distance people travel and the number of vehicle trips generated. This application is accompanied by a transport statement which is prepared by Velocity Transport Planning Limited, on behalf of the applicant.
- 10.132. The applicant's transport statement set out that the baseline surveys were not possible to be carried out due to restricted operation of the venue and therefore the assessment was based on a site in the applicant's transport consultant's database. The proposed development will be expected to have a net increase of approximately 21 vehicle movements in the AM peak hour (0800-0900) and 12 vehicle movements in the PM peak hour (1700-1800). The applicant's statement then concludes the level of traffic likely to be generated by the proposed development would not have a material impact on the existing highway networks.
- 10.133. The Council's Highways Authority has been formally consulted in this application but has raised concerns over the findings of the baseline surveys as they are not complete. The Authority considered that the proposed development is likely to intensify in use of

those accesses and would result in highways safety concerns. It is also not clear from the details provided whether a number of facilities are open to the general public as this would result in an increase in traffic generations.

- 10.134. In this case, the applicant's transport statement sets out that the baseline surveys could not be carried out due to covid restricted operation of the venue. As discussed by the Council's Highways Authority, this is not justified as it has been a while after the covid restrictions have been lifted. However, it is understood that the applicant's transport consultant has used a site in Sheffield which has capacity of 120 during the day and 180 in the evening when carrying out the baseline survey.
- 10.135. According to paragraph 3.5.1 of the applicant's transport statement, it is noted that the existing venue in Ditton Park has a capacity of 560 for conferencing and 500 guests for wedding⁹. It is not clear from the applicant's transport statement whether the site in Sheffield is compatible with the application site as there is a significant difference between the maximum capacity of two venues and whether the operations of two venues are similar. It is not considered that the applicant's transport statement is acceptable as there is a lack of an appropriate baseline survey provided in this regard.
- 10.136. Paragraph 015 of the PPG¹⁰ sets out that data about current traffic flows on links and at junctions within the study area should be included in the transport statement or assessment. As discussed by the Council's Highways Authority, it is considered that the applicant's transport statement does not contain any data about the current traffic flows or key junctions within the study area. While there is a significant reduction in conferencing floorspace from 5,123 sqm to 1,193 sqm, it is noted that the conferencing capacity will broadly maintain at a 500 delegates' level. Additionally, the proposed development is seeking to introduce a new hotel, a number of facilities which will be shared by both future hotel guests and local residents. The intensification in use of the proposed development will inevitably increase the traffic flows on links and the key junctions.
- 10.137. Paragraph 111 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 005 of the PPG¹¹ sets out that transport assessments and statements can be used to establish whether the residual transport impacts of a proposed development are likely to be "severe", which may be a reason for refusal, in accordance with the NPPF.
- 10.138. In an absence of any existing traffic data provided in the applicant's transport statement, it is not considered that any significant impacts from the proposed development on the transport network and highway safety have been mitigated to an acceptable degree. The proposed development fails to demonstrate that there would be no unacceptable impact on highway safety and any severe cumulative impacts on the local road network. Therefore, the proposed development is contrary to Section 9 of the National Planning Policy Framework and Policy IF2 of the Borough Local Plan 2013-2033.

Vehicle Parking

⁹ It includes the existing marquee which is not subject to a planning permission.

¹⁰ Reference ID: 42-015-20140306

¹¹ Reference ID: 42-005-20140306

- 10.139. Policy IF2 of the BLP sets out that new developments should provide vehicle and cycle parking and that the parking standards in the 2004 Parking Strategy should be used as a starting point (prior to the adoption of the Parking SPD). Consideration will be given to the accessibility of the site and any potential impacts associated with overspill parking in the local area.
- 10.140. According to the Parking Strategy, the site falls within an area of poor accessibility. Therefore, the parking standards (area of poor accessibility) should be adopted in this case. The following table summarises the maximum parking standard set out in the 2004 Parking Strategy for the proposed uses relevant to this application.
- 10.141. It is noted that the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 introduces a new use class E to replace the revoked use classes D1 and D2.

| Use Class | Maximum Parking Standard (Areas of Poor Accessibility) | Number of spaces should be provided |
|--|---|--|
| C1 (hotel) | 1 space per bedrooms | 132 |
| D2 (cinemas, theatres and conference centres) | 1 space per 5 fixed seats | 100 ¹² |
| D2 (halls, sports halls and community centres) | 1 space per 30sqm | 7 ¹³ |
| Total | | 239 |

- 10.142. The applicant's transport statement sets out that the proposed development will provide 198 parking spaces for the hotel and 10 separate parking spaces for the relocated community building. The provision represents 83% of the maximum parking standard (area of poor accessibility). The proposed development is seeking to provide the gym facility and the chapel building for community use. Given that there is a lack of details of how these facilities will be used by both hotel guests and members of public practically, it is not able to work out the parking spaces to be provided for these facilities.
- 10.143. In terms of potential impacts associated with overspill parking in the local area, the proposed hotel development is within the centre of the site. The proposed community building is within close proximity to the established residential area to the north, but a separate parking area will be provided to accommodate the future occupants of the community building. It is not considered that the proposed development would constitute any overspill parking in the local area.
- 10.144. The nearest bus stop is approximately 900 metres from the site. Langley railway station is approximately 1.5 miles from the site, which provides regular Elizabeth Line services between Reading and London. The application site is within reasonable walking distance to local bus stops and is not far from mainline train station.
- 10.145. It is considered that a pragmatic approach should be adopted when assessing the parking levels for this site. Given the Council's Highways Authority has raised no objection to the proposed parking arrangement, the car parking provision is considered to be acceptable in this particular case.

¹² This is based on the maximum number of delegates for the proposed conferencing venue.

¹³ The proposed development is seeking to open some of the facilities for community use. However, no details are provided so this figure excludes the proposed community use.

Electric Vehicle Charging Facilities

- 10.146. The Council's Interim Sustainability Position Statement sets out that at least 20% of parking spaces should be provided with active electric vehicle charging facilities and 80% of parking spaces should be provided with passive provision.
- 10.147. The proposed development is seeking to provide 48 nos. electric vehicle charging facilities, which equates to approximately 23% of the parking spaces in total. Passive provision shall be provided for remaining spaces. Details of the electric vehicle charging facilities should be provided and those facilities should be made available prior to the operation of the proposed hotel development and the community building. However, such details can be secured by a planning condition.

Cycle Parking

- 10.148. The 2004 Parking Strategy does not have a specific cycle parking standard for hotel units. However, it sets out that a ratio of 1 to every 20 car parking spaces with a minimum of two stands shall be provided in general. Considering the proposed development is seeking to provide a total of 208 parking spaces in total, a minimum of 10.4 cycle parking spaces should be provided.
- 10.149. The proposed development is seeking to provide 42 cycle parking spaces in total, which is well above the requirement of the 2004 Parking Strategy. Details of the cycle parking spaces shall be provided, and those spaces shall be made available prior to the operation of the proposed hotel development and the community building. However, such details can be secured by a planning condition.

x) Flood Risk and Sustainable Drainage

- 10.150. Policy NR1 of the BLP sets out that development will only be supported within designated Flood Zones 2 and 3, where an appropriate flood risk assessment has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms. Development proposals should include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is considered.
- 10.151. The application site is broadly within Environment Agency Flood Zone 1. However, it is noted that the land immediately adjacent to the moat is within Flood Zones 2 and 3, which means that the site has a medium to high probability of flooding and will need a flood risk assessment. This application is accompanied by a flood risk assessment (FRA), which is prepared by Elliottwood, on behalf of the applicant. The applicant's FRA concludes that the proposed development is acceptable, and it would not increase the risk of flooding elsewhere.

The Sequential Test

- 10.152. The NPPF sets out that the proposed hotel development is classified as a "More Vulnerable" use and the sequential test is required as it is within Flood Zone 3. Paragraph 162 of the NPPF sets out that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Policy NR1 also sets out that the sequential test is required for all development in areas at risk of flooding, except for proposed developments on sites allocated in the Borough Local Plan or in a made Neighbourhood Plan.

- 10.153. As the land immediately adjacent to the moat of Manor House is within Flood Zones 2 and 3, it triggers the requirement of a sequential test and an exception test. Section 8.2 Sequential and Exception Tests of the applicant's FRA set out that new buildings and sleeping accommodation of the proposed development have been steered towards the areas which have the lowest flood risk category (i.e., Flood Zone 1).
- 10.154. Paragraph 025 of the PPG sets out that the sequential test is to ensure a sequential, risk-based approach is followed to steer new development to areas with lowest risk of flooding, taking all sources of flood risk and climate change into account. The application site is broadly within Flood Zone 1 and none of the new buildings will be located within Flood Zones 2 and 3.
- 10.155. The proposed development is seeking to convert the existing Manor House to a hotel including the introduction of a number of new buildings to provide supporting facilities such as accommodation block and leisure facilities. It would not be practical to relocate those hotel supporting facilities to an alternative site. Importantly, the location of those new buildings and facilities have already been steered to the areas with lowest risk of flooding (i.e., Flood Zone 1) within the site.
- 10.156. In conclusion, the aim of the sequential test is to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. Technically, only the moat and its immediately surrounding areas are within Flood Zones 2 and 3, where the proposed development is not seeking to construct any new buildings in these areas. Furthermore, it would not be practical to relocate hotel supporting facilities to an alternative site and they have already been steered to the areas with lowest risk of flooding. Therefore, it is considered that the sequential test is passed in this particular case.

The Exception Test

- 10.157. The Exception Test requires that the proposed development can (a) provide wider sustainability benefits to the community that outweigh flood risk, and (b) it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reducing flood risk overall.
- 10.158. The Exception Test is required as the moated area of Manor House is within Flood Zone 3 and hotel use falls onto the "more vulnerable" category under the Flood Risk Vulnerability. However, as discussed above, technically only the moat and its immediately surrounding areas are within Flood Zones 2 and 3 and there is no requirement of an Exception Test for more vulnerable use in Flood Zone 1. All of the new buildings and structures are within Flood Zone 1 and sustainable urban drainage will be provided as set out in the applicant's FRA. Therefore, it is not considered that the proposed development will increase flood risk elsewhere. The proposed development is seeking to allow members of public to use the community spaces in the chapel building and also the proposed spa and gym facilities. It is considered that the provision will generate a wider benefit for the wider economy. Therefore, the exception test is considered to be acceptable in this particular case.

Surface Water Drainage

- 10.159. This application is accompanied by a sustainable drainage strategy, which is prepared by Elliottwood, on behalf of the applicant. The Lead Local Flood Authority (LLFA) has been consulted in this application and has raised no objection to the proposed

development. Details of a surface water drainage scheme is required but it is considered that such details can be secured by a planning condition.

xi) Environmental Health

- 10.160. Policy EP1 of the BLP sets out that new development will only be supported where it would not have an unacceptable effect on environmental quality both during the construction phase and when completed. Details of remedial or preventative measures and any supporting environmental assessments will be required and will be secured by planning conditions to ensure that the development will be acceptable.

Artificial Light

- 10.161. Policy EP3 of the BLP sets out that development proposals should seek to avoid generating artificial light pollution where possible and development proposals for new outdoor lighting schemes that are likely to have a detrimental impact on neighbouring residents, the rural character of an area or biodiversity, should provide effective mitigation measures. Development proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications.
- 10.162. A lighting impact assessment, which is prepared by Elementa, on behalf of the applicant, is provided to this application. The assessment summaries that the impacts of the proposed development in terms of artificial lighting will be negligible. However, the assessment identifies a number of measures to further minimise the lighting impact of the proposed development.
- 10.163. The Council's Environmental Protection Officer has raised no technical objection to the submitted lighting impact assessment, subject to details of the measures to minimise the effect of artificial light shall be provided to support this application. It is considered that such details can be secured by a planning condition.

Noise

- 10.164. Policy EP4 of the BLP sets out that new development should consider the noise and quality of life impact on occupants of existing nearby properties and the intended new occupiers. Development proposals will need to demonstrate that they will meet the internal noise standards for noise-sensitive developments as set out in the Policy.
- 10.165. Concerns have been raised during the public consultation over the noise pollution from the proposed wedding venue. A planning noise impact assessment, which is prepared by Spectrum., on behalf of the applicant, is provided to support this application. The assessment summarises that limits have been set for sound from mechanical plants and from music and events at the nearest noise sensitive receptors. Where these limits are met, the potential for noise impact from the proposed development is low.
- 10.166. Details of a scheme of mitigation are required for mechanical plants, event venues and the community building at the northern boundary of the site. The Council Environmental Protection Officer has been consulted and has raised no objection to the submitted planning noise impact assessment. Details of a scheme of mitigation are required for mechanical plants, event venues and the community building at the northern boundary of the site are required but it is considered that such details can be secured by a planning condition.

Contaminated Land

- 10.167. Policy EP5 of the BLP sets out that development proposals will be supported where they can demonstrate that adequate and effective remedial measures to remove the potential harm to human health and the environment are successfully mitigated.
- 10.168. A Phase I & II Geo-Environmental Assessment, which is prepared by EPS, on behalf of the application, to support this application. The report summarises that there is no significant elevations of contamination identified at the site and no further investigation, remediation or risk assessment is required.

The Council's Environmental Protection Officer has been consulted in this application. The Council Environmental Protection Officer has also raised no objection to the findings of the report, but a planning condition is recommended in the event that unexpected contamination is found.

xii) Very Special Circumstances

- 10.169. Paragraph 147 of the NPPF sets out that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 continues to set out that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt because of inappropriateness, and any other harm resulting from the proposal, is outweighed by other considerations.

Green Belt Harm

- 10.170. The proposed development is seeking to introduce a new accommodation block to the west of Manor House, where it is currently occupied by a marquee, which is not subject to any planning permission. The proposal also includes a new gym and back to house block., where the land is currently used for parking. Both of these areas are generally open with no permanent buildings. The proposed development would introduce a new hotel use and intensify the use of the wider site. The proposed development would have a greater spatial and visual impact on the openness of the Green Belt when compared with the current use of the site.
- 10.171. The proposed development also includes the introduction of a woodland parking area to the site, where it is currently an undeveloped greenfield. While the proposal is not seeking to introduce any permanent buildings to that area, the parking area will intensify the use of the site by vehicular movements. Given the sensitive location of the parking area, it will have a greater visual impact when compared with the current use of the site.
- 10.172. The proposed development includes the provision of a new community building where the existing location will be for the erection of a new marquee. Given the design of the new marquee and its prominent location, it will have a material visual impact and introduce a new event and entertainment use to that area, where the site is currently of occasionally used by the Datchet Sea Scouts and is mainly for storage. The new location of a community building is within an undeveloped greenfield, which is surrounded by Ancient Woodland. The proposed community building will introduce a new community use and intensify the use of the site. The proposed development would have a greater visual impact when compared with the current use of the site.

10.173. Undoubtedly, the proposed development would constitute substantial harm to the openness and permanence of the Green Belt in this case, in addition to the harm by inappropriateness as described above.

Other Harm

Scale and Siting

10.174. While the proposed development is seeking to introduce a new accommodation block and a gym block adjacent to Manor House, the scale and massing of those buildings are not subservient to Manor House, and they would not be acceptable in scale and massing. The marquee will be located at the existing location of the Scout hut building and there will be a substantial increase in floorspace to be provided. Overall, the scale and massing of the proposed development is not acceptable as it fails to positively consider the wider historic parkland setting of the site. **Significant** weight shall be afforded to this harm.

Heritage

10.175. The proposed alterations to the Manor House are not considered to be acceptable as they would lead to a permanent loss of historic fabric which would result in significant harm to the significance of the Manor House. The proposed accommodation block and gym block would introduce a substantial footprint next to Manor House, which would result in significant harm to the setting of Manor House. The proposed secondary courtyard area to the west of Manor House would dilute the significance of the existing historical courtyard area to the east and materially alter the existing landscape of the area, which is a wilderness environment would substantially alter the appearance of the existing open space directly adjacent to the chapel building, which is within the curtilage of the Manor House. **Significant** weight shall be afforded to this harm to heritage assets.

Highways and Transport

10.176. The applicant's transport statement does not provide any existing traffic data and there is no information provided to demonstrate that the significant impacts from the proposed development on the transport network and highway safety have been mitigated to an acceptable degree. The proposed development may constitute unacceptable impact on highway safety and any severe cumulative impacts on the local road network. **Significant** weight shall be afforded to this harm.

Trees and Ancient Woodland

10.177. The location of a proposed community building is within an undeveloped greenfield site, which is surrounded by ancient woodlands. There is a lack of evidence to support that the replacement building has to be within this particular location. Furthermore, the submitted information fails to fully assess the direct and indirect effect of the potential increasing levels of activities to the adjacent ancient woodland. The removal of a number of trees, including the removal of a category B tree for the parking area and a number of English Oak trees which are subject to TPO and define the distinct character of the area to the west of Manor House, is not fully justified in this application. **Significant** weight shall be afforded to this harm.

Sustainability

10.178. The proposed development can achieve a 40% reduction in CO2 emissions. Whilst this would represent a considerable reduction in the potential CO2 emitted from the site, the proposal does not achieve net zero. The remainder can be achieved by the mean of financial contributions. However, no Section 106 planning obligation has been agreed to secure such contributions. The proposed development fails to secure the necessary measures against the likely impacts on the remainder of CO2 emissions from the site. **Significant** weight shall be afforded to this harm.

Benefits

Economic benefits

10.179. While the proposed development will create 305 construction job opportunities, these opportunities are time limited. The proposed development will result in creating an additional 120 permanent job opportunities and it is considered that this will help support the labour market in general. The proposed development will also generate a £8.7 million visitor expenditure per annum, which is a considerable amount of income to the local economy. Overall, only **moderate** weight is afforded to this benefit in this regard.

Ecology and Biodiversity

10.180. The proposed development can achieve a net gain in biodiversity of 205.91%, where 29.84% is from onsite provision. The provision is above the 10% national requirement to be mandatory in November 2023. **Limited** weight shall be afforded to this benefit in this regard.

Social Benefits

10.181. The proposed development is seeking to replace the existing community building as it is due to the location of the building has to be used for a new marquee. The provision of a new community building can also be separately provided without the proposed hotel development. While the proposed development is seeking to open the gym facility and chapel building for community use, it is not clear from an operational point of view how these facilities can be used by both future hotel guests and local residents. **Limited** weight can be afforded to this benefit.

Other Benefits

10.182. The applicant's headline report also sets out there is an ongoing discussion about providing cricket facilities for local cricket club. However, no details are provided in this application related to this provision. Therefore, **no weight** shall be afforded to this benefit.

10.183. While the applicant's planning statement sets out that the proposed development will include a range of enhancements to the public access of the parkland, it is considered that such enhancements can be carried out without planning permission. Therefore, **limited weight** is place on this.

10.184. The applicant's commitment of launching a programme of heritage research and recording work is welcomed. However, it is considered that this can be carried out without the proposed development, and it is the social responsibility of the applicant to carry out this programme of research to retain a good historic record of any heritage assets. Importantly, the programme of heritage research and recording work can be

carried out without planning permission. Therefore, **no weight** shall be afforded to this benefit.

Conclusion

10.185. While the proposed development can demonstrate a number of benefits in terms of economic development, ecology and biodiversity and social benefits. However the potential harm to the Green Belt by reason of inappropriateness and other harm resulting from the proposal including, scale, heritage, trees and ancient woodland and sustainability, which overall are afforded substantial weight, are not outweighed in this case. Very special circumstances do not exist in this case and the proposed development is contrary to Section 13 of the National Planning Policy Framework and Policy QP5 of the Borough Local Plan 2013-2033.

xiii) Other Considerations

Surrey Hotel Futures Study 2015

10.186. A Surrey Hotel Futures Study, which was conducted by Hotel Solutions for Surrey County Council in 2015, was substantially referenced in the applicant's town centre policy assessment report. as Ditton Park is within the identified market area for hotel development. The study sets out that additional provision is required to cater for the strong demand for residential conferences, leisure breaks and weddings, particularly from companies and individuals coming out of London. The study continues to set out the conversion of country house properties providing a viable future for what might otherwise be redundant assets.

10.187. The Study was conducted prior to the Pandemic. The visitor and business markets at the era of post-Pandemic have drastically changed and the sectors are still recovering from the Pandemic. Importantly, the Study also does not form part of the development plans or a supplement planning document (SPD) or local documents published by the Council. Considering the study was carried out prior to the Pandemic and it does not form part of the development plans or SPDs, the findings of the study are not considered to carry any weights when assessing this application and does not outweigh the significant harms arose from the proposed development.

The Recovery of the UK Hotel Market 2021

10.188. The Recovery of the UK Hotel Market Research, which was conducted by Colliers in 2021, was referenced in the applicant's town centre policy assessment report. The findings of the Research set out that there is a rapid recovery of the hotel market and there is a market demand in hotels providing leisure breaks.

10.189. The report only references that there is a recovery in the hotel market due to increasing market demand in general and is before the current ongoing national cost of living crisis. The identified increasing market demand may be impacted by this national crisis. The Council also cannot find any further evidence provided this specifically applies to the hotel market within the Borough. Paragraph 6.10 of the submitted report acknowledges the impacts of the Pandemic and Brexit on the hospitality sector. These impacts including the ongoing cost of living crisis are likely to have a significant impact on this identified growth identified in this Research. Importantly, the Research does not form part of the development plans, or an SPD or local documents published by the Council. Therefore, the findings of the Research are not considered to carry any weight when assessing this application and does not outweigh the significant harms arose from the proposed development.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

11.1. The proposed development is not CIL liable.

12. PLANNING BALANCE AND CONCLUSION

12.1. The application site is within or partially within a number of designated areas, including Green Belt, Grade II listed Registered Park and Garden, Ancient Woodland, Environment Agency Flood Zones 2 and 3, Area Tree Preservation Order. Manor House and its ancillary buildings are all Grade II listed.

12.2. The proposed development is also considered unacceptable in terms of design and character, adverse impact on heritage assets, highways, trees, and sustainability. Importantly, the proposed development would constitute an inappropriate development in the Green Belt, and very special circumstances do not exist in this case.

12.3. A number of public benefits can be identified in the proposed development including the economic benefits of a hotel development, the environmental benefit, which provide an onsite 29.84% net gain in biodiversity and the hotel facilities will be open for community use.

12.4. To conclude, the weight attributed to the benefits identified would not either individually or cumulatively, be sufficient to outweigh the other harms that are set out in this Report. On this basis of the foregoing, it is therefore recommended that planning permission be refused.

13. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

1 The proposed development would constitute inappropriate development which, by definition, would be harmful to the Green Belt. The proposed development would result in the intensification of the use of the site and the encroachment of substantial built form within the open and rural parking setting. The harm to the Green Belt as a result of inappropriateness with the moderate harm to openness must be afforded substantial weight. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its appropriateness and harm to openness, and the other harm identified in the subsequent reasons for refusal. The proposed development would be contrary to Section 13 of the National Planning Policy Framework and Policy QP5 of the Borough Local Plan 2013-2033.

2 The proposed development, by virtue of its scale, mass, form, and design would result in a prominent and incongruous form of development which would be harmful to the parkland and historic character of the area. The proposed development is contrary to Policy QP3 of the Borough Local Plan 2013-2033 and Policy DAT2 of Datchet Neighbourhood Plan 2022-2033.

3 The overall heritage harm arising from the proposed development is less than substantial harm at the higher end. There are a number of public benefits arising from the proposed development, but those benefits identified from the proposed development cannot fully outweigh the heritage harm identified. The proposed development would be contrary to Section 16 of the National Planning Policy Framework and Policy HE1 of the Borough Local Plan 2013-2033.

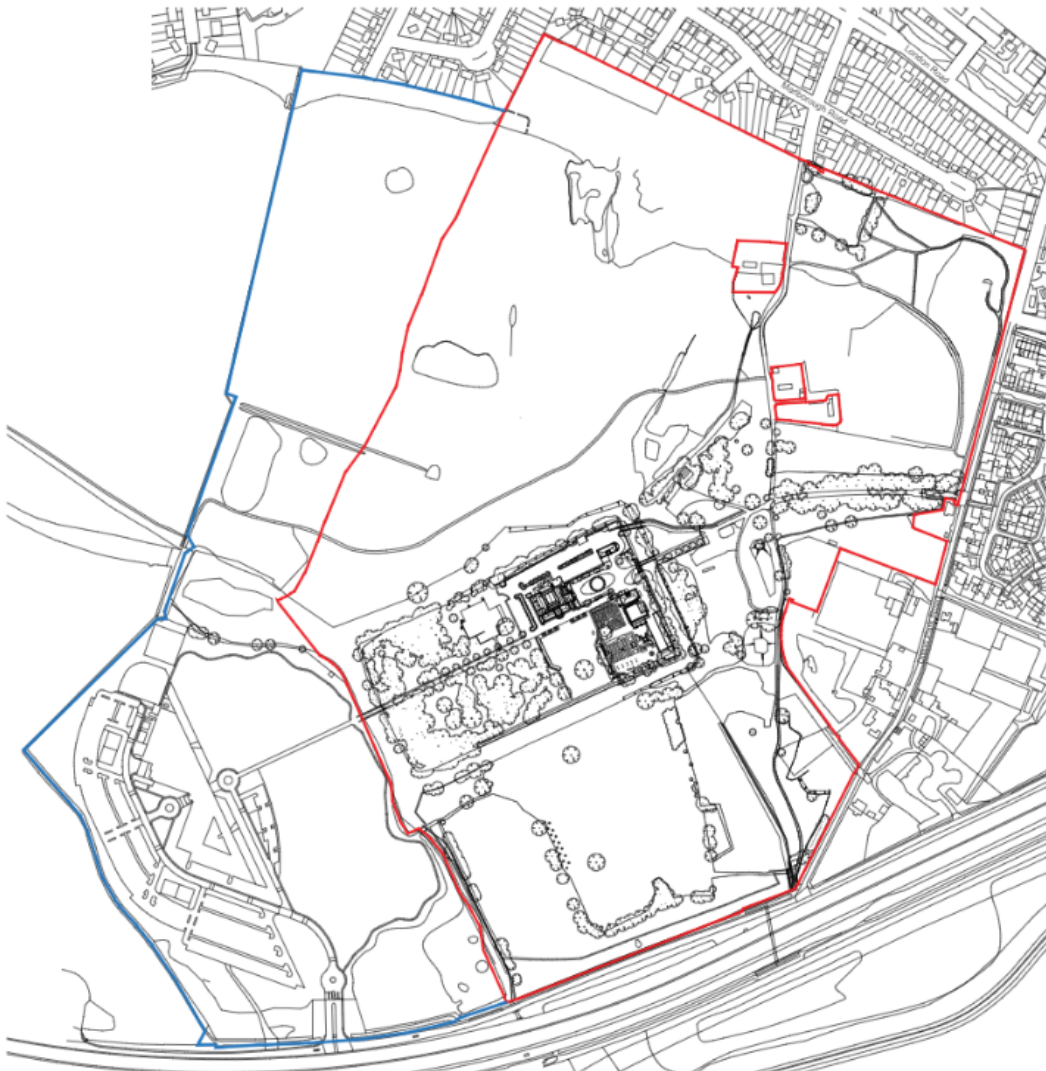
4 In an absence of any existing traffic data provided in the transport statement, there is a

lack of information to demonstrate that any significant impacts from the proposed development on the transport network and highway safety have been mitigated to an acceptable degree. The proposed development fails to demonstrate that there would be no unacceptable impact on highway safety and any severe cumulative impacts on the local road network. Therefore, the proposed development is contrary to Section 9 of the National Planning Policy Framework and Policy IF2 of the Borough Local Plan 2013-2033.

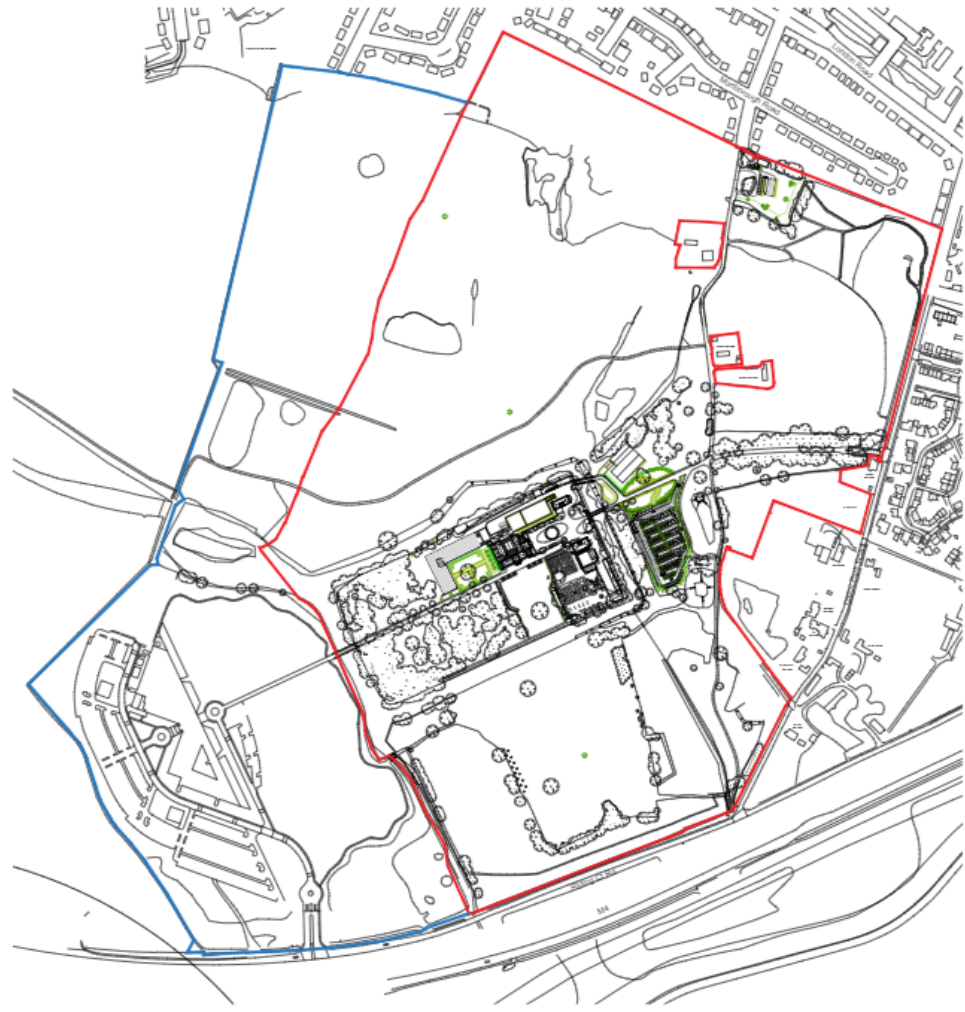
- 5 The proposed development fails to provide sufficient evidence to demonstrate how the direct and indirect effect of the potential increasing levels of activities to the adjacent ancient woodland is assessed. The proposed development would have a detrimental impact to the adjacent ancient woodland. The proposed removal of a number of existing trees would have a detrimental impact to the parkland setting and the removal is not fully justified. The proposed development is contrary to Section 15 of the National Planning Policy Framework and Policy NR3 of the Borough Local Plan 2013-2033.
- 6 The proposed development includes the provision of a number of new buildings to support a hotel and community development. In the absence of financial provision towards the Council's Offset Fund, the likely adverse impact of climate change has not been overcome. The application fails to meet the requirements of the Council's Interim Sustainability Position Statement about climate change by Policy SP2 of the Borough Local Plan 2013-2033.

Appendix A - Site Location Plan and Site Layout

Site Location Plan



Proposed Site Plan



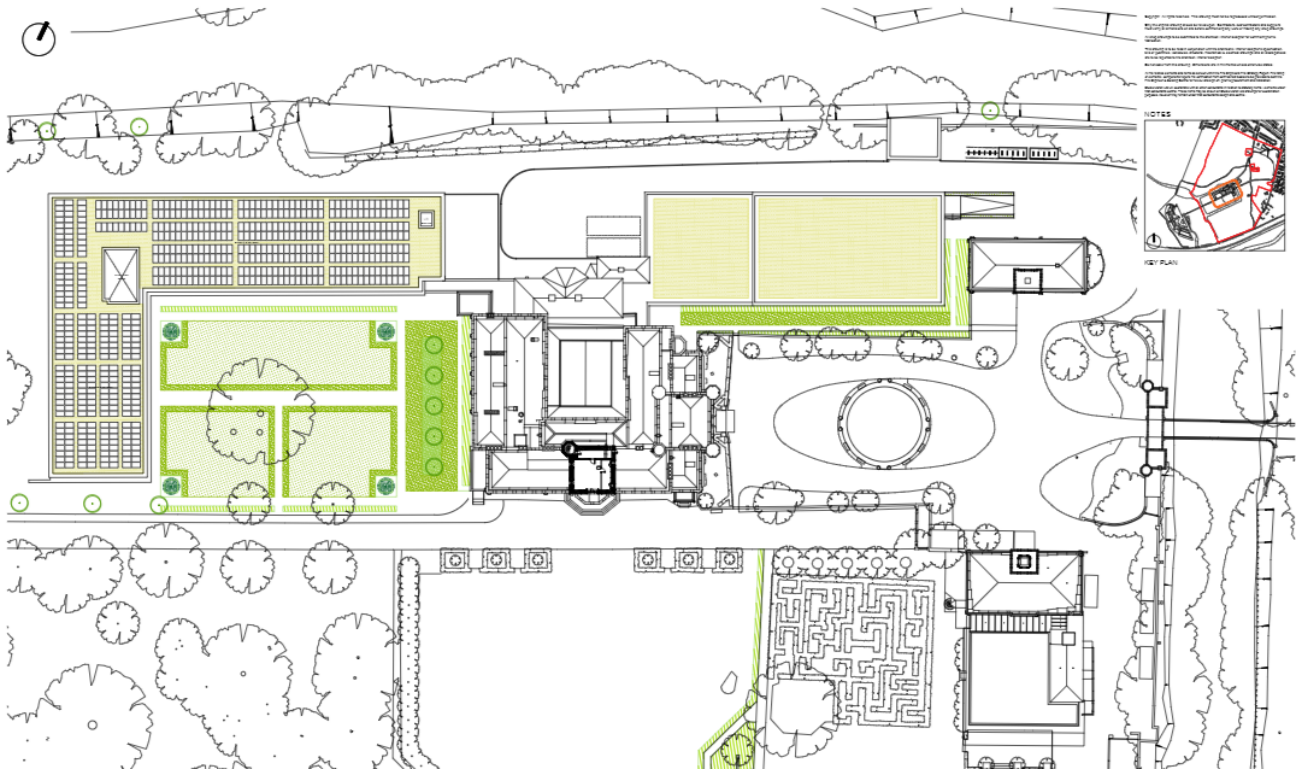
Proposed Site Plan
Scale 1:2500 A1



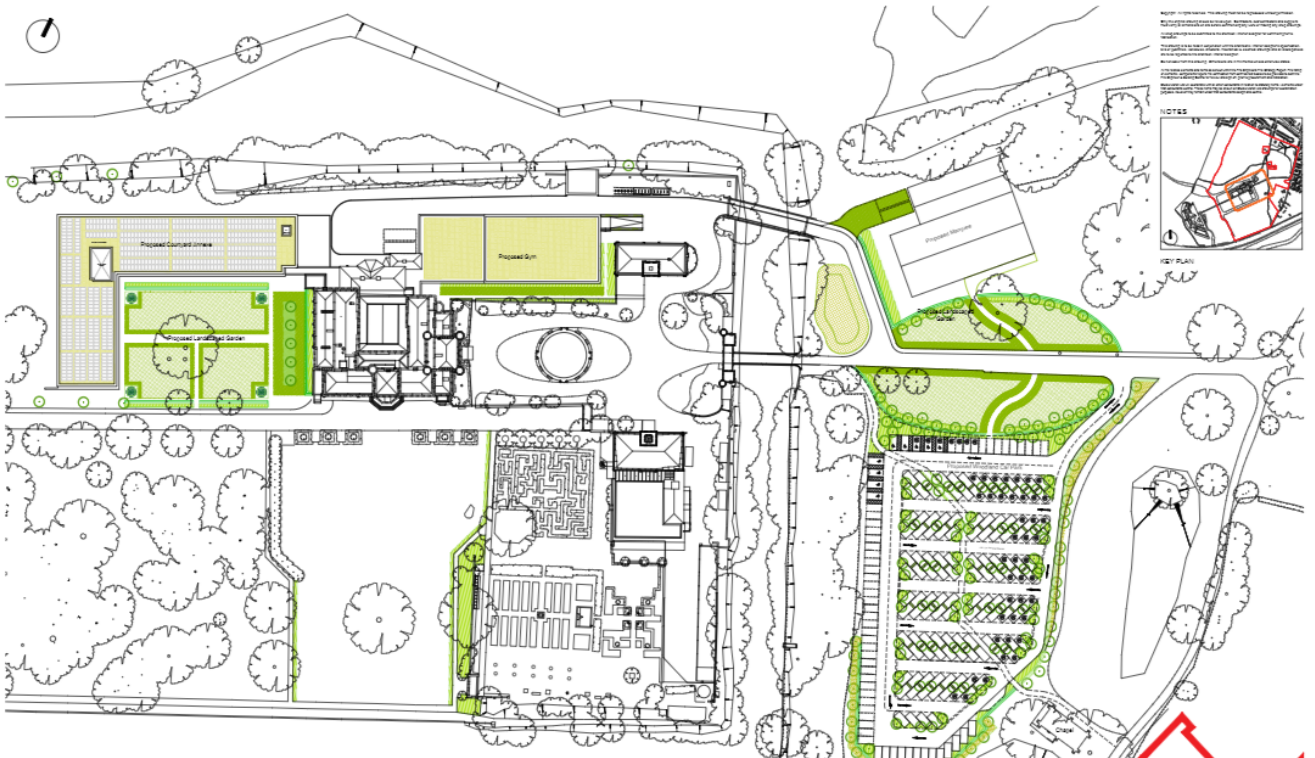
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Site Layout – Moated Area



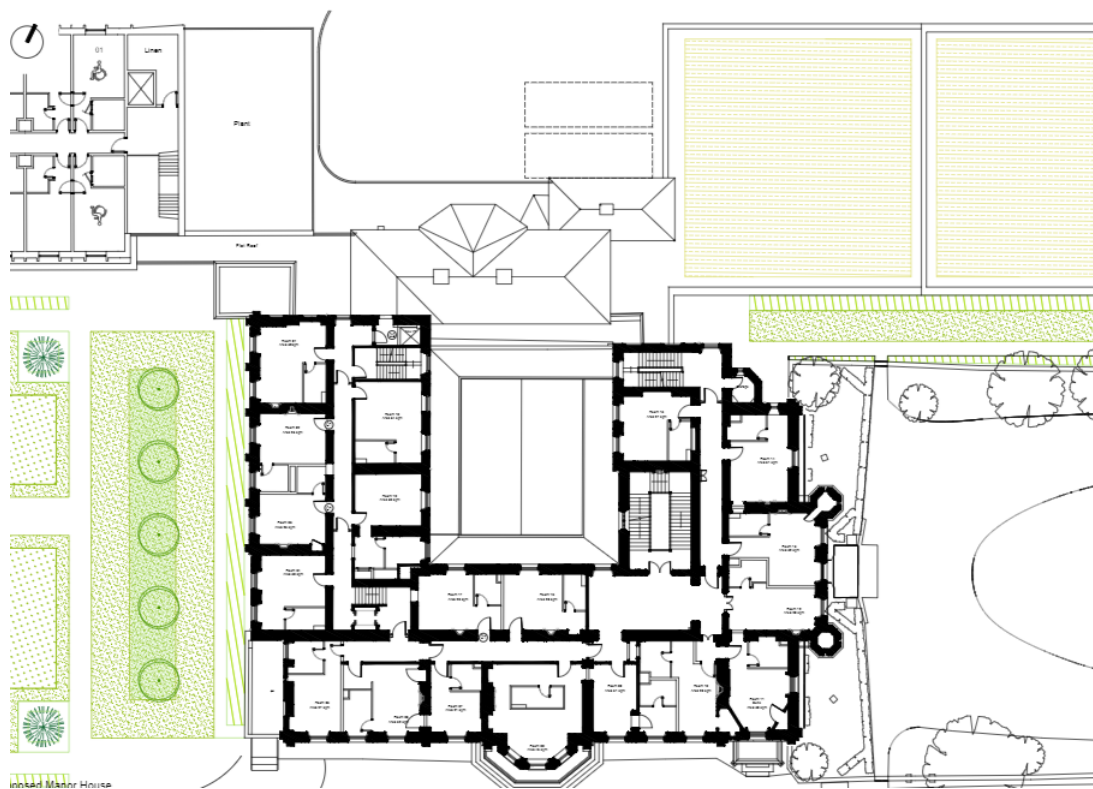
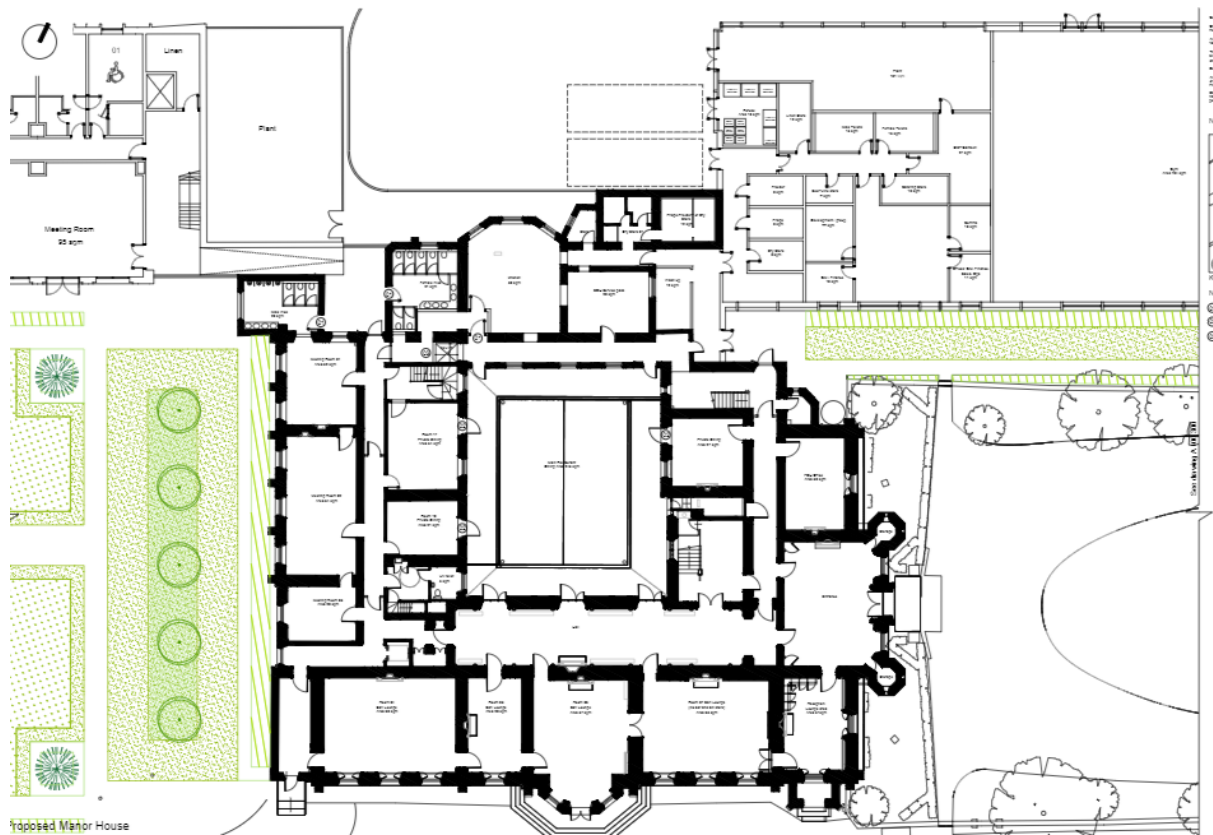
Site Layout – Outside Moated Area

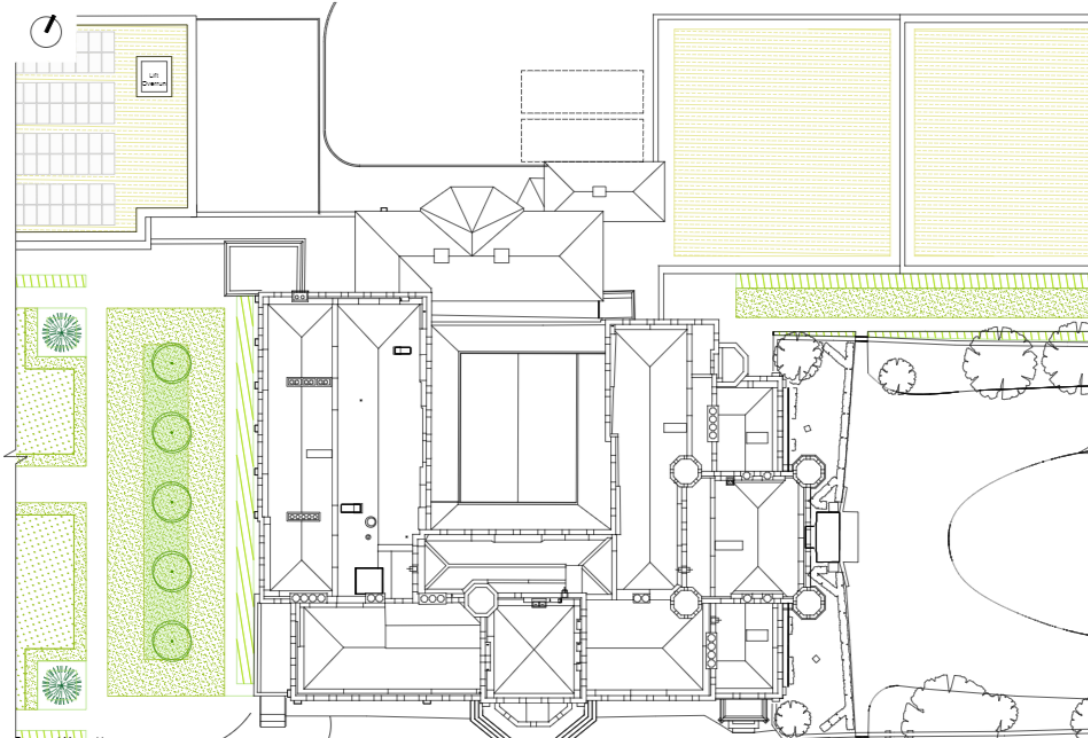


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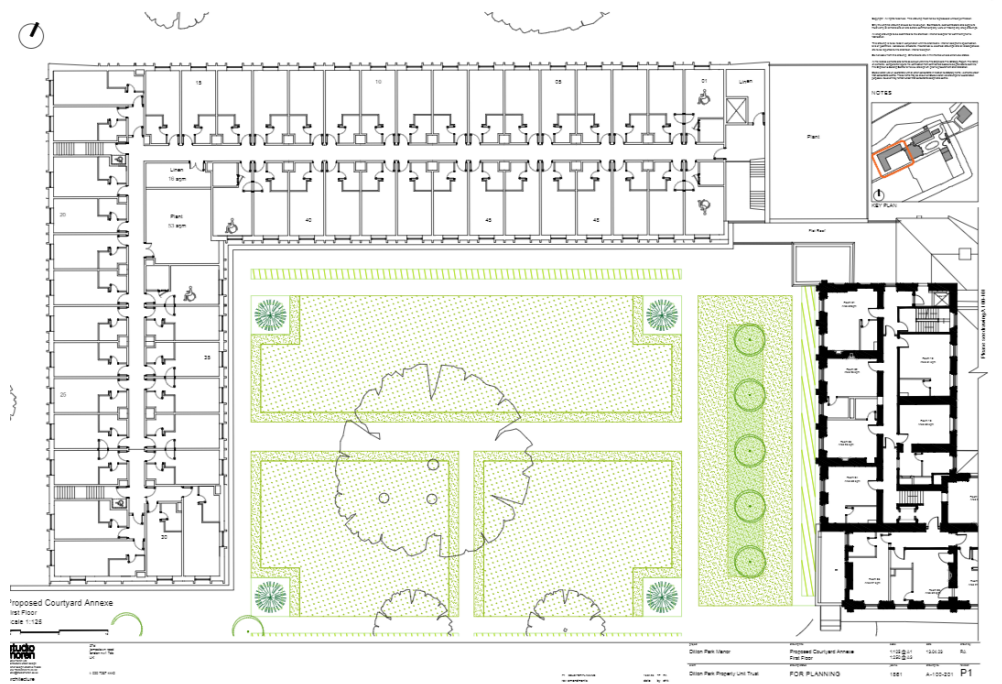
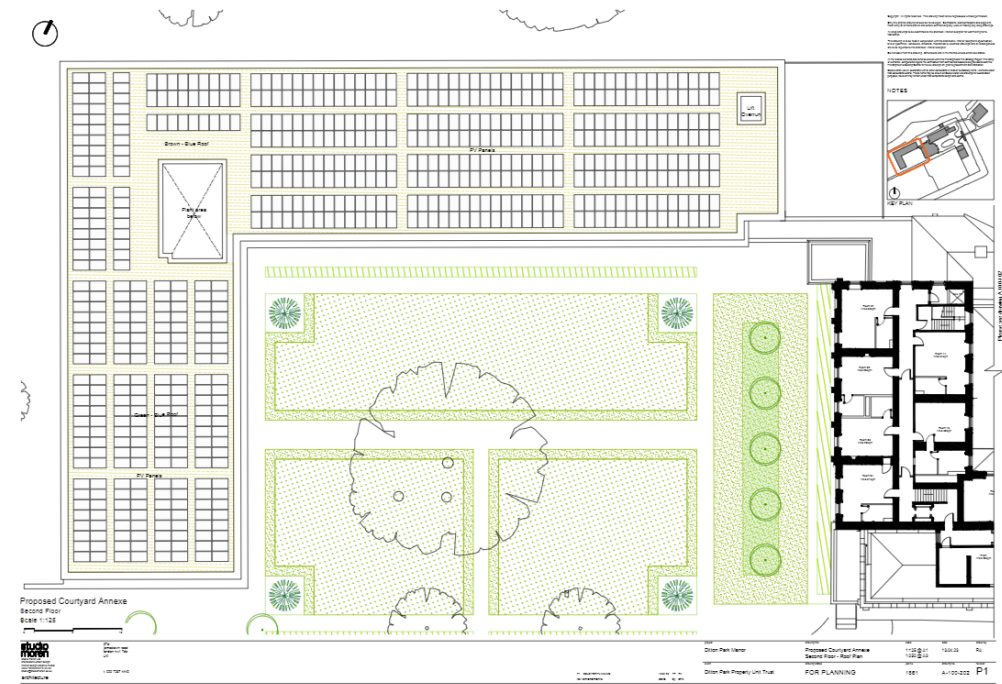
Appendix B – Plan and Elevation Drawings

Manor House

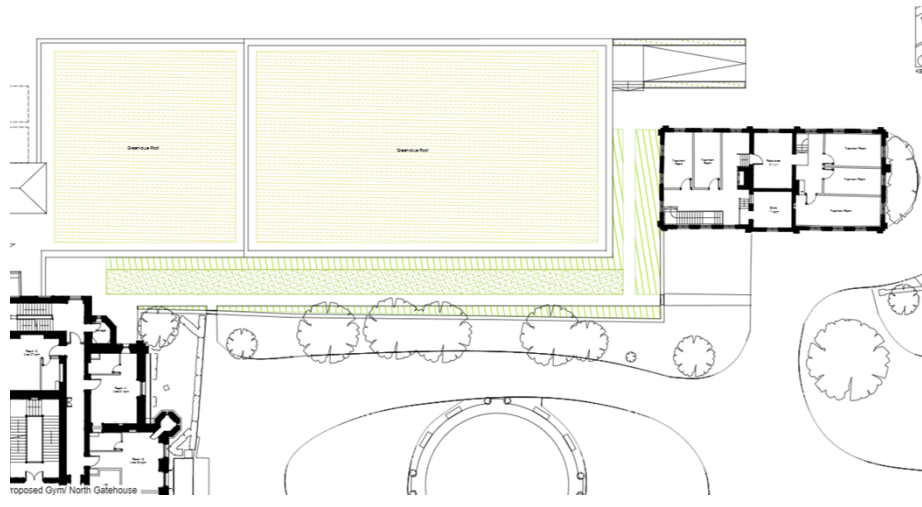
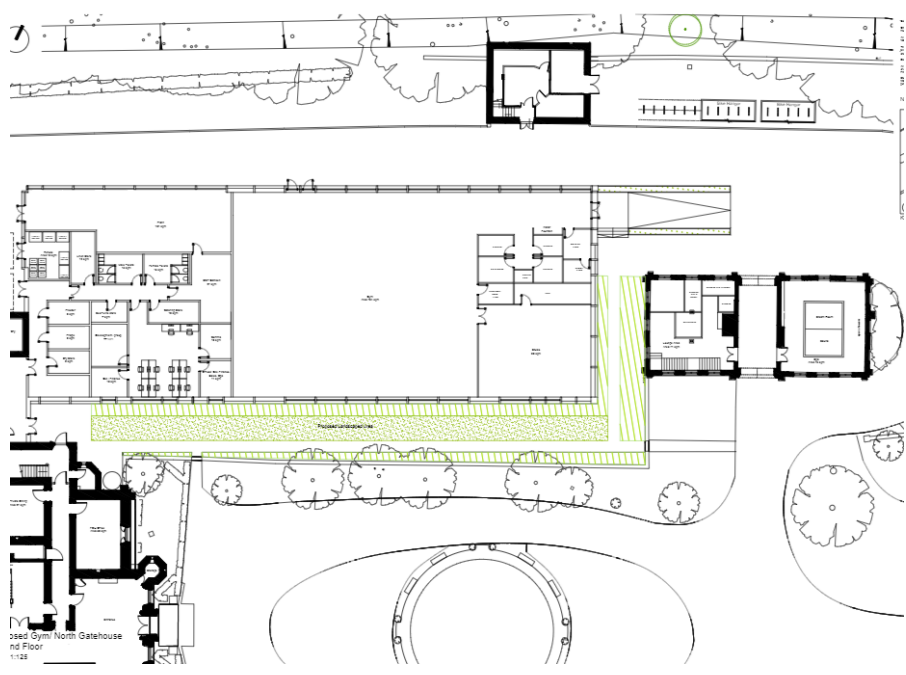




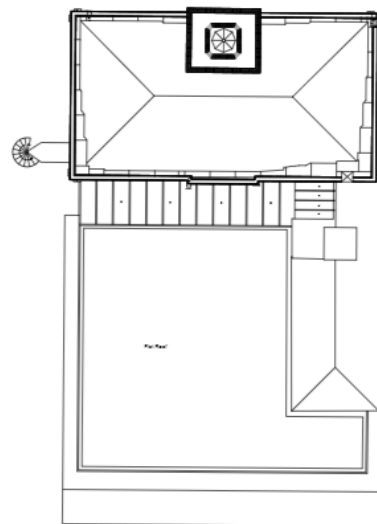
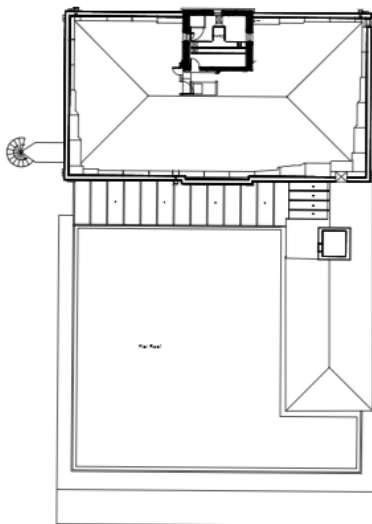
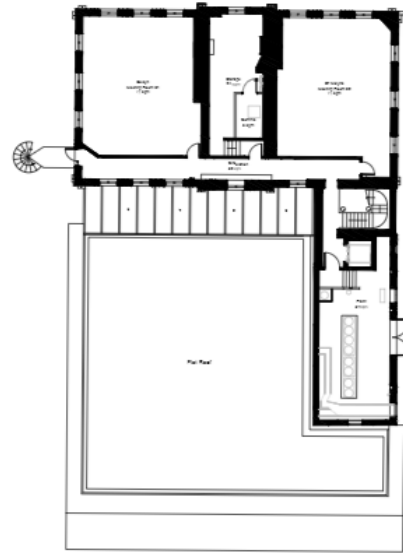
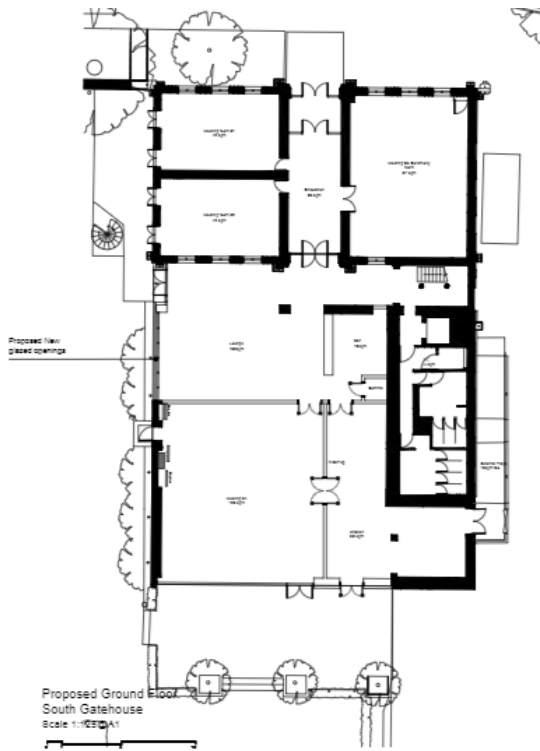
Proposed Courtyard Annex



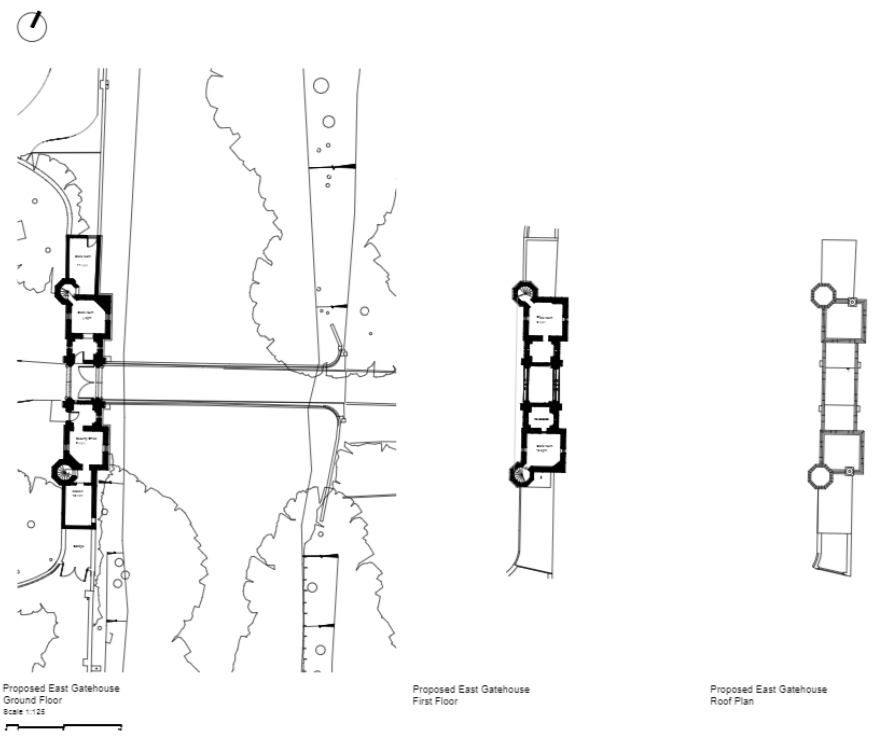
Proposed Gym / North Gatehouse



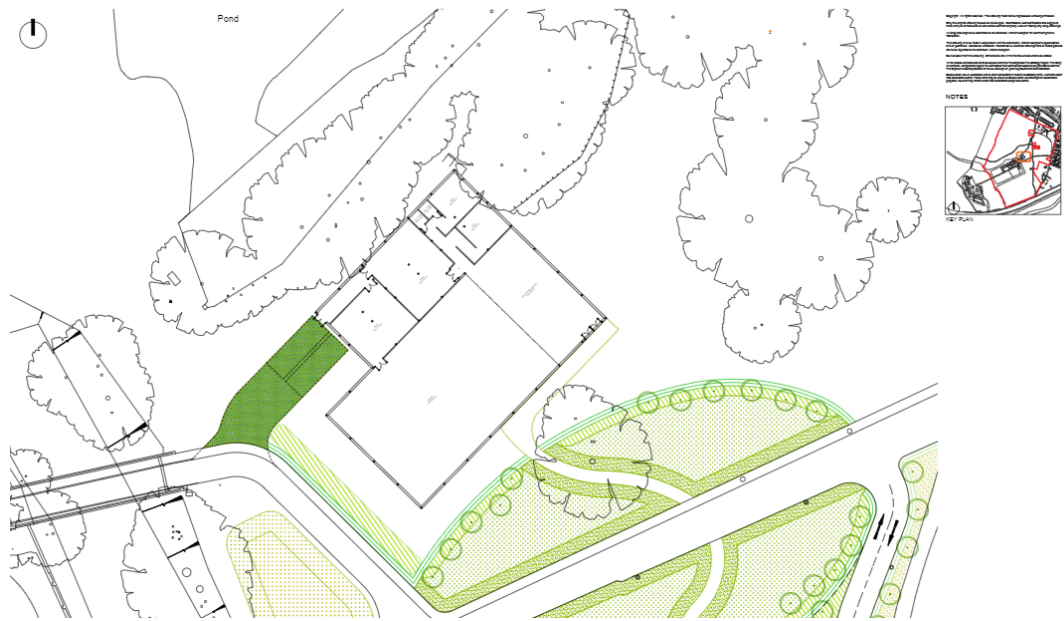
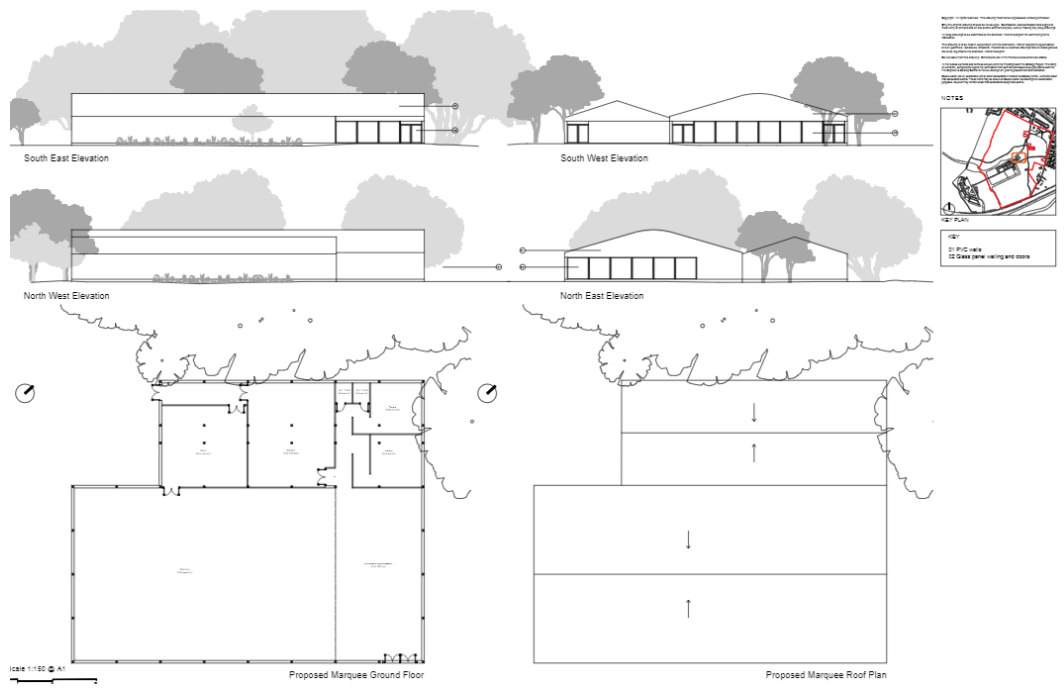
Proposed South Gatehouse



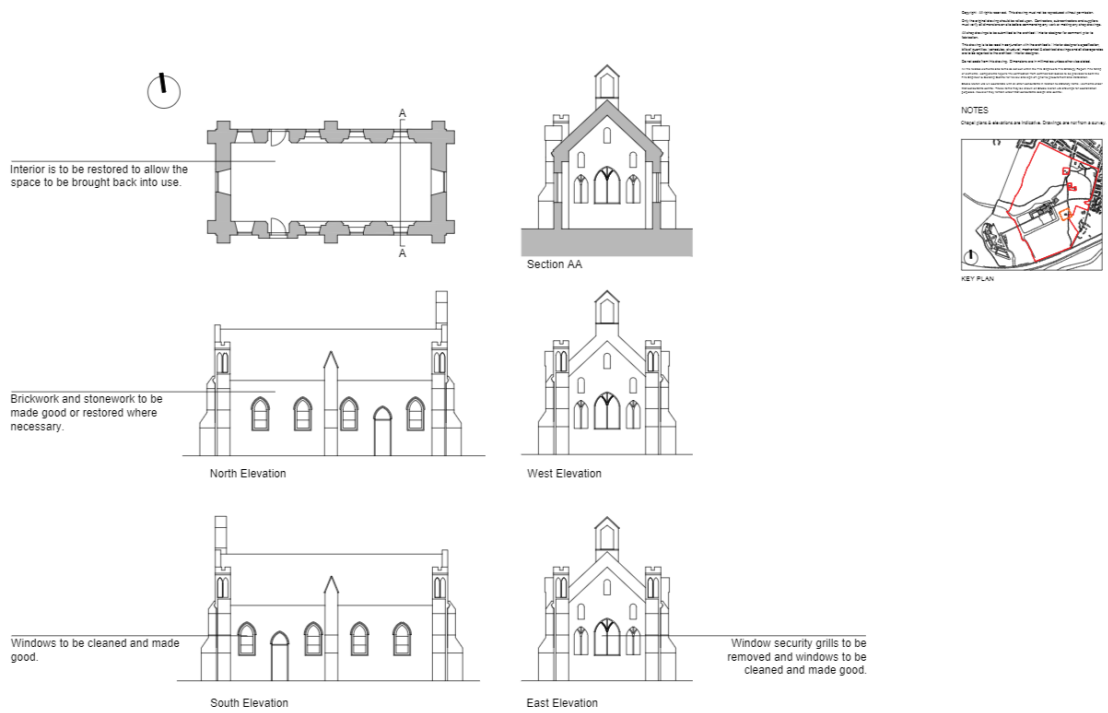
Proposed East Gatehouse



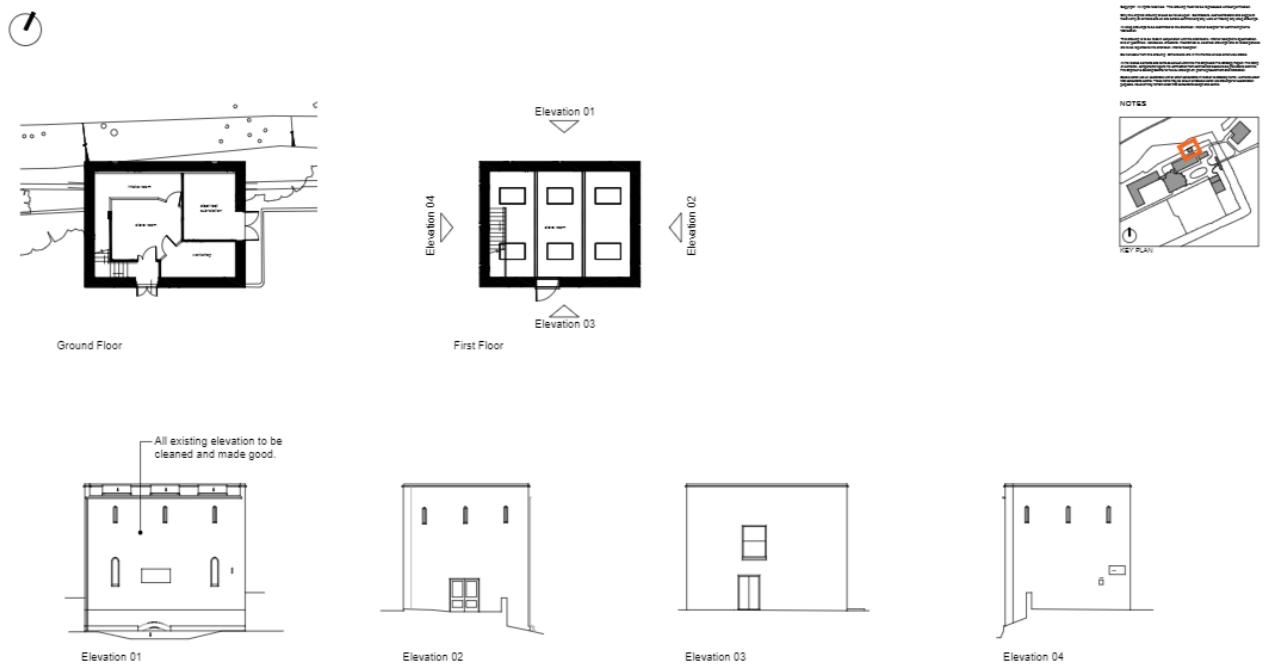
Proposed Marquee



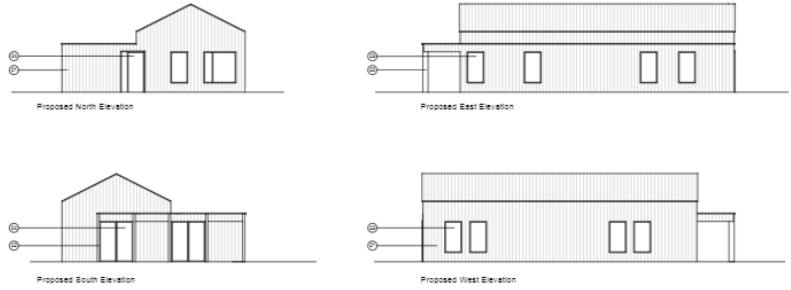
Proposed Chapel



Proposed Granary



Proposed Community Building



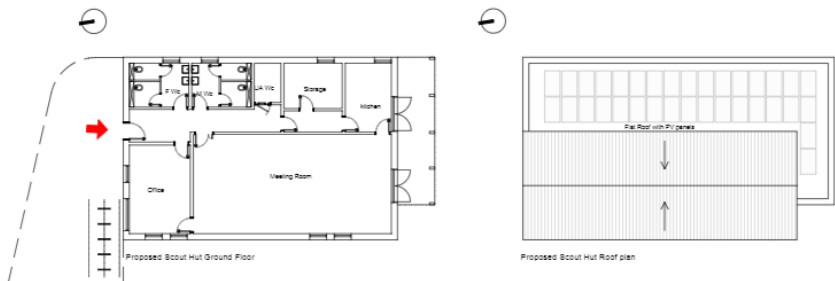
NOTES

1. All work to be done in accordance with the latest edition of the National Building Code of Canada (NBCC).
2. All materials to be of good quality and suitable for the intended use.
3. All work to be done in accordance with the latest edition of the Ontario Building Code (OBC).
4. All work to be done in accordance with the latest edition of the International Building Code (IBC).
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8. All work to be done in accordance with the latest edition of the International Plumbing Code (IPC).
9. All work to be done in accordance with the latest edition of the International Electrical Code (IEC).
10. All work to be done in accordance with the latest edition of the International Energy Conservation Code (IECC).
11. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
12. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
13. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
14. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
15. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).



KEY

- 1. Timber cladding
- 2. Timber frame
- 3. Aluminum window
- 4. Aluminum door

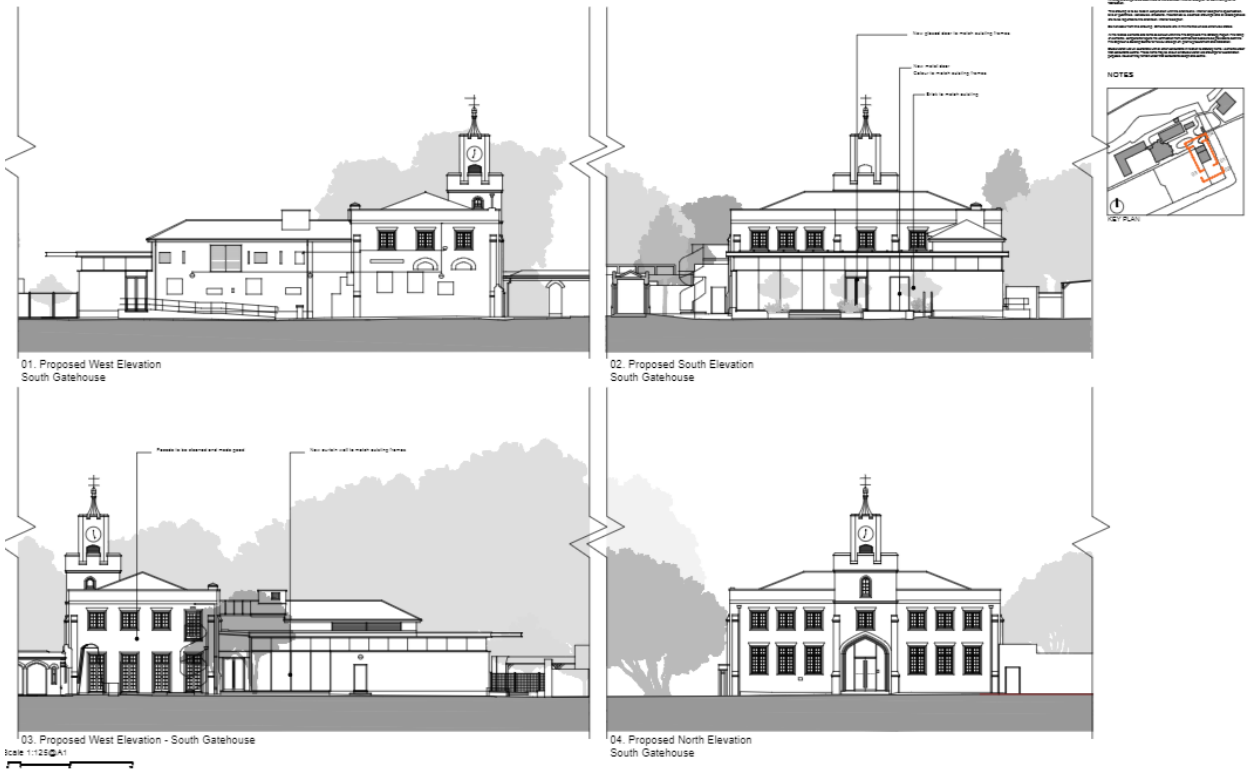


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14. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
15. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).



Proposed Scout Hut
Site Plan
Scale 1:200



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Planning Appeals Received

25 August 2023 - 25 September 2023
Windsor and Ascot

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the Pins reference number. If you do not have access to the Internet please write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Other appeals: The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

Ward:
Parish: Windsor Unparished
Appeal Ref.: 22/60084/ENF **Enforcement Ref.:** 21/50098/ENF **Pins Ref.:** APP/T0355/F/23/3325855

Date Received: 1 September 2023 **Comments Due:** 13 October 2023
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against Enforcement Notice for Breach of Listed Building Control: Without Listed Building Consent, 1) The removal of the fireplace and blocking up the chimney, 2) The subdivision of the Attic room and installation of an en suite bathroom with associated servicing
Location: **Nell Gwynn Chinese Restaurant 6 Church Street Windsor SL4 1PE**
Appellant: Ms Ying Wang **c/o Agent:** Miss Abigail Frost Bourne House Cores End Road BOURNE END SL8 5AR

Ward:
Parish: Sunninghill And Ascot Parish
Appeal Ref.: 23/60077/REF **Planning Ref.:** 23/00014/PT20Z **Pins Ref.:** APP/T0355/W/23/3319365
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Date Received: 18 September 2023 **Comments Due:** 23 October 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Application for prior approval to create x20 dwellings following demolition of existing building.
Location: **Ascentia House Lyndhurst Road Ascot SL5 9ED**
Appellant: Sharandeep Kaur Singh **c/o Agent:** Miss Sharandeep Kaur Singh Howarth Homes Plc Chevron House 346 Long Lane Hillingdon UB10 9PF

Appeal Decision Report

25 August 2023 - 25 September 2023

Windsor and Ascot

www.rbwm.gov.uk



Royal Borough
of Windsor &
Maidenhead

Appeal Ref.: 22/60074/REF **Planning Ref.:** 21/00825/FULL **Plns Ref.:** APP/T0355/W/22/3304447
Appellant: Punch Partnerships (PML) Limited **c/o Agent:** Miss Neve Thomson Unit 3 Broadbridge Business Centre Delling Lane Bosham West Sussex PO18 8NF
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Conversion of the existing Public House to include a single storey front/side extension, new front canopy, single storey side/rear extension, new external finish, alterations to fenestration, associate parking, bin and cycle storage and landscaping following demolition of the single storey side/rear extensions to provide 2no. semi detached dwellings and 1no. detached dwelling.
Location: **Jolly Gardener 92 To 94 St Lukes Road And Land At 92 To 94 St Lukes Road Old Windsor Windsor**
Appeal Decision: Allowed **Decision Date:** 4 September 2023

Main Issue:

Appeal Ref.: 23/60043/REF **Planning Ref.:** 22/02431/FULL **Plns Ref.:** APP/T0355/D/23/3318499
Appellant: Simon Arthur 29 York Road Windsor SL4 3NX
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Wrap around extension, (front/side/rear), raising of the eaves and ridge, and alterations to fenestration.
Location: **29 York Road Windsor SL4 3NX**
Appeal Decision: Dismissed **Decision Date:** 12 September 2023

Main Issue:

Appeal Ref.: 23/60044/REF **Planning Ref.:** 23/00291/FULL **Plns Ref.:** APP/T0355/D/23/3321702
Appellant: Ms Yu Ting Dong **c/o Agent:** Mr Michael Pennie P And A Design Consultants Ltd. 4 Hogarth Road Dagenham Essex RM8 2NJ
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Part single part two storey side/rear extension, garage conversion and alterations to fenestration.
Location: **1 Knights Close Windsor SL4 5QR**
Appeal Decision: Dismissed **Decision Date:** 12 September 2023

Main Issue: Inspector found that the likely effects of the appeal proposal would result in harm to the appearance of T3 and could also result in its deterioration and potential removal. The likely effects upon T3 would therefore result in a material visual change that would lead to harm to visual amenity and the character and appearance of the area.

Appeal Ref.: 23/60050/REF **Planning Ref.:** 22/03098/TPO **Plns Ref.:** APP/TPO/T0355/9555
Appellant: Louise Stabler Heathfield Heather Drive Sunningdale Ascot SL5 0HS
Decision Type: Delegated **Officer Recommendation:** Partial Refusal/Partial Approval
Description: (T1) Douglas Fir - fell. (014/1999/TPO).
Location: **Heathfield Heather Drive Sunningdale Ascot SL5 0HS**
Appeal Decision: Dismissed **Decision Date:** 11 September 2023

Main Issue:

Appeal Ref.: 23/60060/REF **Planning Ref.:** 23/00657/FULL **Plns Ref.:** APP/T0355/D/23/3323410
Appellant: Mr Samir Khistria **c/o Agent:** Mrs Jo Brough 7 Aspen Grove Paddington WARRINGTON WA1 3ET
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Single storey front/side extension, first floor front extension and single storey side extension.
Location: **55 Hemwood Road Windsor SL4 4YX**
Appeal Decision: Allowed **Decision Date:** 30 August 2023

Main Issue:

Appeal Ref.: 23/60061/REF **Planning Ref.:** 23/00892/FULL **Plns Ref.:** APP/T0355/D/23/3324053
Appellant: Mr And Mrs Harper 26 Albany Road Windsor SL4 1HL
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: 2 no. rear dormers and 2 no. front roof lights to facilitate habitable accommodation.
Location: **26 Albany Road Windsor SL4 1HL**
Appeal Decision: Dismissed **Decision Date:** 30 August 2023

Main Issue: Less than substantial harm to Conservation Area by virtue of rear dormers. Proposal would fail to comply with HE1 and QP3 of the Borough Local Plan 2013-2033, and Policy HER.01 of the Windsor Neighbourhood Plan 2019-2034. No public benefits identified.

Appeal Ref.: 23/60062/REF **Planning Ref.:** 23/00162/FULL **Plns Ref.:** APP/T0355/D/23/3323651
Appellant: Mr Golan **c/o Agent:** Mr Terence Telles First Floor 1 Hythe Street DARTFORD DA1 1BE
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Part single part first floor part two storey side/rear extension, new steps to the rear, landscaping and alterations to fenestration and external finishes.
Location: **54 - 56 Kings Road Windsor SL4 2AH**
Appeal Decision: Allowed **Decision Date:** 30 August 2023

Main Issue: The Inspector found the impact on the host dwelling and Conservation area to be acceptable

Appeal Ref.: 23/60063/REF **Planning Ref.:** 22/03376/FULL **Plns Ref.:** APP/T0355/D/23/3323115
Appellant: Ms S Bhati **c/o Agent:** Mr S Kerr 43 Cockerton Green Darlington DL3 9EG
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Garage conversion, new front entrance, single storey rear extension and alterations to fenestration.
Location: **177 Maidenhead Road Windsor SL4 5EZ**
Appeal Decision: Dismissed **Decision Date:** 30 August 2023

Main Issue:

Appeal Ref.: 23/60064/REF **Planning Ref.:** 22/02663/FULL **Plns Ref.:** APP/T0355/D/23/3324457
Appellant: Mr Hussain 14 Harcourt Road Windsor SL4 5NB
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Part one, part two storey front/side/rear extensions and roof extension (part retrospective)
Location: **14 Harcourt Road Windsor SL4 5NB**
Appeal Decision: Dismissed **Decision Date:** 14 September 2023

Main Issue:
