

# ROYAL BOROUGH OF WINDSOR & MAIDENHEAD PLANNING COMMITTEE

## DEVELOPMENT CONTROL PANEL

17 June 2020

Item: 1

<b>Application No.:</b>	19/03104/FULL
<b>Location:</b>	Mezel Hill Yard Windsor Great Park Windsor
<b>Proposal:</b>	Retention and refurbishment of one existing building to include re-cladding of the existing building, erection of storage building for B8 storage and distribution use with ancillary office space plus associated access, parking and landscaping, following demolition of existing buildings.
<b>Applicant:</b>	The Crown Estate
<b>Agent:</b>	Sarah Isherwood
<b>Parish/Ward:</b>	Old Windsor Parish/Old Windsor

If you have a question about this report, please contact: Josey Short on 01628 683960 or at [josey.short@rbwm.gov.uk](mailto:josey.short@rbwm.gov.uk)

### SUMMARY

- 1.1 The proposed development constitutes inappropriate development in the Green Belt however officers consider that there is a case of very special circumstances that would clearly outweigh the harm to the Green Belt.
- 1.2 The applicant has made amendments to the design of the building and it is now considered acceptable. The proposed development is not considered to harm the Historic Park and Garden, the area of special landscape importance it sits within nor the setting of neighbouring listed buildings.
- 1.3 The proposed development would have an acceptable impact on trees, would not be detrimental to neighbouring amenity nor raise any highway issues.

**It is recommended the Panel delegates the granting of planning permission, with the conditions listed in Section 11 of this report, to the Head of Planning subject to no call in being received from the Secretary of State, to whom the application will be referred under Town and Country Planning (Consultation) (England) Direction 2009.**

### 2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended as it is for a Major Development; such decisions can only be made by the Panel.

### 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located within Windsor Great Park and within the Green Belt. Windsor Great Park is a registered Historic Park & Garden and a Special Area of Conservation. The site comprises a number of single storey buildings with some examples of double height buildings and associated hardstanding. Its former use was agricultural. The site's land levels decline towards the east when viewed from the front of the site and also decline towards the south of the site, resulting in the land being at a lower level at the rear than it is at the front of the site.

### 4. KEY CONSTRAINTS

- Green Belt
- Area of special landscape importance

- Windsor Forest and Great Park (SAC)
- Crown Land
- Historic Park and Garden

## **5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

- 5.1 The application seeks planning permission for the retention and refurbishment of one existing building, including re-cladding, and the erection of a storage building for B8 storage and distribution use with ancillary office space and associated access, parking and landscaping following the demolition of the existing buildings.
- 5.2 For clarity the development areas involve the following:

	Gross External Area (Footprint)
Site Area	9,560 sqm
Total existing building	3,259 sqm
Buildings to be demolished	2,496 sqm
Buildings to be retained	763 sqm
Proposed new buildings	2,126 sqm
Overall footprint reduction	370 sqm

- 5.3 No relevant planning history.

## **6. DEVELOPMENT PLAN**

### **Adopted Royal Borough Local Plan (2003)**

- 6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Design in keeping with character and appearance of area and Green Belt	DG1, GB1, GB2
Highways	P4 AND T5
Trees	N6
Setting of Listed Buildings	LB2
Historic Gardens and Formal Landscape	HG1
Areas of Special Landscape Importance	N1

These policies can be found at

[https://www3.rbwm.gov.uk/downloads/download/154/local\\_plan\\_documents\\_and\\_appendices](https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices)

### **Old Windsor Neighbourhood Plan**

Issue	Adopted Plan Policy
Development outside the settlement boundaries	OW1
Heritage	OW9
Highways	OW11
Trees, landscape and Ecology	OW14
Drainage	OW5, OW6 OW7

## **7. MATERIAL PLANNING CONSIDERATIONS**

### **National Planning Policy Framework Sections (NPPF) (2019)**

Section 4- Decision-making

Section 12- Achieving well-designed places

Section 13- Protecting Green Belt land  
Section 16- Conserving and enhancing the historic environment

### Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area and Green Belt	SP2, SP3, SP5
Windsor Castle and Great Park	HE2
Trees, Woodlands and Hedgerows	NR2
Sustainable Transport	IF2
Farm Diversification	ED4
Nature Conservation and Biodiversity	NR3

### Borough Local Plan: Submission Version Proposed Changes (2019)

Issue	Local Plan Policy
Design in keeping with character and appearance of area and Green Belt	QP1, QP3, QP5
Windsor Castle and Great Park	HE2
Trees, Woodlands and Hedgerows	NR3
Sustainable Transport	IF2
Farm Diversification	ED4
Nature Conservation and Biodiversity	NR2

- 7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.
- 7.2 In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV. Public consultation ran from 1 November to 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the Proposed Changes are submitted to the Inspector. In due course the Inspector will resume the Examination of the BLPSV. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above both should be given limited weight.
- 7.3 These documents can be found at:  
<https://www3.rbwm.gov.uk/blp>

### Supplementary Planning Documents

- RBWM Thames Basin Health's SPA

### Other Local Strategies or Publications

- 7.3 Other Strategies or publications material to the proposal are:
- RBWM Townscape Assessment
  - RBWM Parking Strategy

More information on these documents can be found at:

## 8. CONSULTATIONS CARRIED OUT

### Comments from interested parties

The planning officer posted a notice advertising the application at the site on 11<sup>th</sup> December 2019 and the application was advertised in the Local Press on 11<sup>th</sup> December 2019

#### Consultees

Consultee	Comment	Where in the report this is considered
Highways	No objection to the proposal subject to recommended conditions relating to parking and turning.	See paragraphs 9.21 -9.22
Ecology	There are no objections to the application on ecological grounds, subject to pre occupation conditions relating to bird and bat boxes and a lighting scheme and an informative relating to birds' nests.	See paragraphs 9.18 -9.20
The Gardens Trust	We are satisfied with the design of the buildings, which will be less extensive than the conglomeration of the present buildings, a brown-field site situated within the Grade I Park. Originally they were farm buildings, and the replacements proposed will be in the same vernacular. Our slight reservation relates to the proposed use of the buildings which will be for B8 commercial we therefore wish to draw your officers' attention to the precedent it sets. The next application may not have the special reasons of close connection with the Crown that this application has, with limited vehicle movements plus security considerations.	See paragraphs 9.16
Natural England	No objection	Noted.
Conservation	No objection	See paragraphs 9.9 - 9.16
Trees	The applicant should consider taking all the proposed buildings to outside the root protection/buffer zones of retained trees. It means moving the buildings further to the south. They appear to have enough land to do this, but would mean losing the two areas of soft ground they were looking to introduce in the southern sector of the site. It is more important to restore the soft ground in the northern sector to benefit the trees of importance. The soils to be used for restoration should be from a similar soil type in Windsor Great Park. They should also provide for a 1m strip of soft ground to the outside edge of the hedgerow (this grows along the western and southern boundary) to ensure the hedgerow can continue to thrive. Details would need to be updated accordingly.	See paragraphs 9.23 – 9.27
Historic England	On the basis of the information available to date, no comments are offered, and it is suggested that the views of the council's specialist conservation and archaeological advisers are sought as relevant.	Noted.

Local Lead Flood Authority	No comments received	See paragraphs 9.29
Old Windsor Parish Council	No objection	-

## 9. EXPLANATION OF RECOMMENDATION

### 9.1 The key issues for consideration are:

- i Impact on Green Belt location
- ii Historic character
- iii Neighbour Amenity
- iv Ecological Impact
- v Parking provision and highway implications
- vi Trees

#### **Green Belt**

- 9.2 Paragraph 145 of the National Planning Policy Framework (NPPF) (February 2019) states that the construction of new buildings within the Green Belt should be regarded as inappropriate development and goes onto list exceptions to inappropriate development. The relevant policies contained within the Councils Local Plan (2002); - GB1, alongside policy SP5 of the Councils Emerging Local Plan (January 2018) reflect the current NPPF.
- 9.3 No evidence has been put forward to demonstrate that the current buildings can be considered to have a lawful use as B8 (Storage and Distribution) and for this reason the proposal cannot be considered to constitute a replacement building and/or the redevelopment of a previously developed site. Additionally, even if this was the case the replacement building would be materially larger than the buildings it would replace and the redevelopment would have a greater impact on the Green Belt than the current development on site. As such the proposed development is not considered to fall within any of the exceptions listed in the relevant policies and is therefore considered to constitute inappropriate development.
- 9.4 Turning, to the actual harm to openness the existing site comprises 3 detached buildings, proposed to be demolished and replaced with one building. The heights of the existing buildings vary between single storey and double height spaces with a maximum height of 7.5 metres measured from a portion of the building to the rear of the site. When viewed from the road to the north of the site, the highest point of the existing building is 3.5 metres. The revised plans (received 03.06.2020) now show that the proposed building would have a maximum height of 9.25 metres, as measured from the ridge of the north facing gable, closest to the east wing, to the ground level at this point. It is noted that the other two gables to the west of this would have ridge heights of 8.7 metres (central gable) and 8.2 metres (west gable), whilst the east wing would have a height of 7.7 metres. Though the heights vary due to the topography of the site, the maximum ridgelines would be in line, falling 0.4 metres below the ridge line of the existing building which is proposed to be maintained to the west of the site.
- 9.5 The proposed building has been set back 3.4 metres than the existing buildings in this location, resulting in an 11.3 metre set back from the road at its closest point. The topography of the site declines towards the south (rear) and thus, the road to the north is at a higher level than the land to the rear of the site. Due to the change in land levels on the site, though the maximum height is 9.25 metres, it would not appear greater in height when viewed from the road than the maximum existing building on the site. Irrespective of this, the proposed building would have a mass and bulk which is clearly greater than the existing building in this location. Whilst it is noted there would be a decrease in overall floor space, there would be a material increase in mass and bulk which would be noticeably greater in height than the current buildings on site. This increase in height, mass and bulk would have a moderate impact on the openness of the Green Belt. In

accordance with the advice contained within the NPPF substantial weight needs to be given to both the harm by definition and the actual harm to the openness of the Green Belt.

- 9.6 Given that this is primarily the redevelopment of an existing cluster of buildings it is not considered that the development would be harmful to the purposes of the Green Belt.
- 9.7 Paragraph 143 of the NPPF states that inappropriate should not be approved, except in very special circumstances (VSC). A very special circumstances case to justify development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In this instance, the applicant has put forward the following case for VSC :-
- Need – The requirement of The Royal Collection Trust, a vital and important component intrinsic to the running of the Royal Estate, to remain on site primarily for security reasons and its proximity to Windsor Castle. Currently the Royal Collection do not have sufficient capacity in its warehouse and office premises located in Home Park Private and there are no alternative existing buildings within the site which are fit for this purpose. Mezel Farm was identified by the Royal Collection Trust and Planning Officers as the preferred option out of sites available on the Windsor Estate for both operational reasons and to limit the impact on the Green Belt. (**Substantial Weight**)
  - Since the Royal Collection Trust are a known business tenant, to The Crown Estate, with common stakeholders, this presents an opportunity for the site to be redeveloped which would visually enhance the site. (**Limited Weight**)
  - The rural economy - The proposal will relocate the existing 16 members of staff, supporting jobs in the rural economy. With anticipated expansion, over time staff numbers could increase to 21, further supporting the rural economy. Allowing the Royal Collection Trust to move to this location will ensure that there is no loss of employment in the local area. (**Limited Weight**)
  - Re use of the land - The development will ensure the effective re-use of a brownfield site within Windsor Great Park. (**Limited weight – the applicant has confirmed that the existing buildings have not been used for farming purposes since 1986, save for limited open storage on part of the hardstanding and part of one of the buildings for seasonal storage of straw and silage which continued till 2018. This limited use was secondary to the main general operation and storage use by Parks, Forestry and Building Departments of The Crown Estate**)
  - Ecological Benefits – additional tree planting and hedgerow (**Limited weight**)
  - Heritage benefits – (**Whilst the refurbishment of the existing building is welcomed given the increase in bulk of the replacement building this can only be afforded limited weight.**)

- 9.8 As described above there is harm by definition and a moderate harm to the openness of the Green Belt of which are given substantial weight. However the case of very Special Circumstances as set out, and in particular the substantial weight given to the need for the building, are considered to clearly outweigh the harm.

### **Impact on Historic character**

- 9.9 The application site is located within Royal Estate Windsor: Great Park and lies adjacent to the Royal Estate Windsor: Cumberland Lodge Park, both of which are included in the Register of Historic Parks and Gardens as Grade I. These designated historic assets are considered to have architectural, historic and artistic significance as defined by the NPPF. As such, the application site falls to be assessed against section 16 of the NPPF (Conserving and enhancing the historic environment). Additionally, the application would fall to be assessed against policies LB2 of the Council's Local Plan by virtue of the close proximity to listed buildings and the setting within a historic park.
- 9.10 There is no objection in principle to the demolition of the fairly modern redundant farm buildings within the site (construction in the 1960's and 1970's), some of which are quite large, particularly

given the unattractive appearance of some of the buildings. Whilst there are a number of listed buildings within the locality, mainly to the north east and south east of the site, the distance, intervening woodland and existing structures mean that the proposed structure would be unlikely to impact their setting. As such, the proposal would comply with policy LB2 of the Councils Local Plan in this regard.

- 9.11 The site is fairly well screened to the north by existing trees, although the level of screening will vary according to the time of year given the species of trees. To the south there are mature hedgerows, which provide some level of screening, but the site is much more open on this boundary. Though initial concerns for the impact of the proposal on views within the park from the south, it is considered that these have been overcome following the receipt of views analysis and the overall reduction in height of the proposed building.
- 9.12 Within the site the existing group of buildings are varied in terms of their footprint, height, overall size and roof line, which are all typical elements that contribute to their character as a group of farm buildings. One of the buildings is to be retained and its appearance upgraded, which is welcomed. The proposal is to replace the remaining structures with one large new storage building. Though this would be taller than most of the current structures, the overall footprint would be less than that of the existing structures cumulatively. The roof profile of the building is varied, with 3 gables over the warehouse area of the building, with an east projecting wing with a lower roof profile and as such the proposal is not considered to be harmful to the parkland setting. Furthermore, the use of timber cladding would harmonise with the style of the farm buildings the building would replace.
- 9.13 With the above taken into account, the proposed building is considered to be acceptable against section 16 of the NPPF and policy LB2 of the Councils Local Plan.
- 9.14 There are no public rights of way through the Great Park and given the locality of the site within the park, it would not be readily apparent from the public highway, and thus would only be visible to those visiting the Great Park. Within the park the buildings would appear as a cluster of agricultural buildings and would not be overbearing or incongruous when viewed from within the park. The locality of the site has cottages to the west and immediately to the east and also a school further to the east, which are all served by the same access road. Additionally, the site currently contains built form, and as such, the principle of constructing a replacement building would not appear inconsistent in this location.
- 9.15 The resultant buildings would be of B8 use, with a very small area of office space required in association with this. The proposed new building would be located close to the sites north boundary, and would span a large amount of the site, maintaining the two existing accesses. The buildings roofscape would encompass 3 gables with an east wing of a lower height. The maximum height of the building would be similar to that of the west building to be retained. Both the existing and new building would be clad in timber. Though the proposed new building would be large, the style, design and material palette would resemble agricultural buildings and thus, would be sympathetic to the historic use of the site in this regard as well as the Great Parks rural nature.
- 9.16 Concerns have been raised by both the Garden Trust and the Council's Conservation Officer regarding commercial vehicles entering the historic park which could harm its important historical character. Currently vehicles enter the park to serve the Royal Collection's current premises however should the current B8 use be used for storage by an external company then a material increase of HGV's entering the park would be harmful. Given the very special circumstances attached to this case officers consider that it is necessary to condition that the buildings permitted by this application are used solely by either the Royal Collection or the Crown Estate. (See condition 3)

## **Neighbour Amenity**

9.17 The application site is neighboured by residential properties approximately 25 metres to the east and approximately 80 metres to the west. Comparatively, the proposed new building would be positioned in a more central location on the site to those which it would replace, and thus, the distance from the east neighbouring dwellings would be increased by a further 23 metres (approximately) from the east flank. By virtue of the distance between the resultant building and the nearest neighbouring dwellings, it is considered that the proposal would result in no detrimental harm to neighbouring amenity. With the above taken into account, it is considered that the proposed works would comply with paragraph 127(f) of the NPPF in this regard.

### **Ecological Impact**

- 9.18 The application site comprises a series of modern agricultural buildings set on an area of hardstanding. Surrounding the site are hedgerows and mature oak trees, and in the wider environment are agricultural fields to the south and a small woodland to the north. All surrounding trees and hedgerows are to be retained and protected as a result of the proposed works.
- 9.19 The ecology report (Windrush Ecology, September 2019) has been undertaken to an appropriate standard and concludes the buildings are unlikely to host roosting bats and, with the exception of nesting birds in the buildings, the site is unlikely to be used by protected species, though the surrounding trees and hedgerows are likely to be used by foraging and commuting (and potentially roosting) bats. The report recommends that bird and bat boxes are installed around the new development and that a wildlife sensitive lighting strategy is adopted. In addition to this, the landscape plan shows the location of new hedgerows, wildflower meadow, areas of grass and new trees to be planted and all planting is proposed to be of a suitable mix of native species which would improve the biodiversity of the site.
- 9.20 With the above taken into account, it is considered that the proposed works would comply with paragraph 175 of the NPPF (Feb 2019) and Policy NR1 of the Council's Local Plan. However, it is noted that the current plans do not illustrate the bird and bat boxes or wildlife sensitive lighting strategy detailed within the Design and Access Statement, and as such it is considered that it would be reasonable and necessary that these elements of the design are installed prior to the occupation of the building. In addition to this, it is considered that conditions of this nature would also meet the other three of the 5 part test as set out in paragraph 55 of the NPPF and as such will be included in the event of planning permission being granted in this instance. (See conditions 4 and 5)

### **Parking and Highways**

- 9.21 Mezel Hill Yard is located to the west of the Royal School and Mezel Hill Cottages in the Windsor Great Park. It is accessed from one of the established estate roads that cross the Great Park. The existing access arrangements to the site will be retained and improved. The routing plan shows all vehicles associated with the site will utilise the existing private vehicular access from the A332 Sheet Street Road and Princes Consorts Drive. The Transport Statement states the B8 storage building will cover 2,126m<sup>2</sup> and as such, in order to comply with the Local Authority's current Parking Strategy the building generates a demand for a maximum of 24 parking spaces. 22 car parking spaces will be provided together with 4 HGV spaces and 3 smaller van / lorry spaces. As such, it is considered that the parking spaces required would be acceptable. The drawing also demonstrates that the largest delivery vehicle proposed will be able to enter and exit the site in a forward gear and safely manoeuvre within the site. Additionally, it is noted that the drawing illustrates 3 cycle parking spaces are to be provided on site.
- 9.22 With the above taken into account, it is considered that the proposed development would comply with policies T5 and P4 of the Council's Local Plan subject to conditions which would require the vehicle parking and turning space and the cycle parking space to be provided prior to the occupation of the site. Given that the scheme is considered acceptable subject of the aforementioned details it is considered that these conditions would be both reasonable and necessary to the scheme. As such, it is considered that the conditions would pass the 5 part test

for conditions as set out in paragraph 55 of the NPPF and thus will be attached to an approval in the event of planning permission being granted in this instance. (See conditions 6 and 7)

### **Trees**

- 9.23 The site is noted on Defra's Magic website as being within a 'Woodpasture and Parkland BAP' and the north western sector of the site is on the Priority Habitat Inventory as 'Deciduous Woodland'. UK BAP priority habitats were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).
- 9.24 The original information submitted was not entirely in accordance with the requirements of BS5837:2012 as it did not fully categorise the trees. Additionally, a tree protection plan, in line with BS5837:2012 and including buffers, had not been submitted, nor had any new service/drainage details. Furthermore, the original arboricultural report could not be used as a method statement as it lacked detail and was not enforceable.
- 9.25 This information has now all been updated. Furthermore no trees are proposed to be removed as a result of this development and 7 new oak trees are proposed to be planted along with additional hedgerow.
- 9.26 The tree officer however is requesting that the applicant consider taking all the proposed buildings to outside the root protection/buffer zones of retained trees which would mean moving the buildings further to the south. However the proposed building has been moved as far south as feasibly possible without having an impact on the internal site arrangements and tracking for larger vehicles. The proposed siting will also keep the proposed built form within the current building envelope. The buildings are already being moved back up to 4m south of the existing tree line.
- 9.27 Furthermore information and details on the construction of foundations and grading ensure the impact on existing trees is kept to a minimum and the Tree Survey and Impact Assessment Report explain how the foundations of the existing building will remain in situ to minimise the chances of disturbing roots adjoining trees and profiling the ground will only be undertaken within the footprint of the existing building.
- 9.28 Lastly, the applicant is also now seeking to replace the existing access points around tree 6 (as identified on tree protections plan) with soft landscaping to create a betterment in relation to the RPA surrounding this tree. For all of the above reasons the proposal is considered acceptable in relation to its impact on trees subject to conditions 8, 9 and 10 and complies with Local Plan Policy N6 and paragraph 175C of the NPPF.

### **Other Material Consideration**

- 9.29 No response has been received from the Lead Local Flood Authority, however given the reduction in built footprint that this development would secure and the amount of surrounding land within the control of the applicant, officers are confident that a suitable sustainable drainage system can be achieved and this can be secured by condition. (See condition 9)
- 9.30 Given that the proposed development would not encroach beyond the existing built envelope of this site (denoted by hardstanding) this proposal would not either alone or in combination have a significant impact on the integrity of the Windsor Forest or Great Park (SAC).

## **10. APPENDICES TO THIS REPORT**

- Appendix A - Site Location Plan and Ariel View
- Appendix B - Existing and Proposed Site Plan and Existing Elevation
- Appendix C – Proposed Floor Plans
- Appendix D – Proposed Elevations

## **11. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

- 1 The development hereby permitted shall be commenced within three 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).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 The development use hereby permitted shall solely be occupied, at any time, by the Royal Collections Trust or the Crown Estate and shall not endure for the benefit of the land, or any other person or body whatsoever. If after the development has commenced, the Royal Collections Trust or Crown Estate ceases to be the occupier of the premises, the use shall cease and the site shall be reinstated to its former condition.  
Reason: To protect the character of the registered historic park.
- 4 Prior to the occupation of the development, three bird and three bat boxes, brick or tiles are to be installed on or around the site under the supervision of a suitably qualified ecologist in accordance with a plan showing the location of the boxes which has first been submitted to and approved in writing by the Local Planning Authority.  
Reason: To incorporate biodiversity improvements in and around the developments in accordance with paragraph 175 of the NPPF.
- 5 Prior to the occupation of the development, a report detailing the lighting scheme and how this will not adversely impact upon wildlife shall be submitted and approved in writing by the LPA. The report shall include the following figures and appendices;- - A layout plan with beam orientation - A schedule of equipment - Measures to avoid glare - An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats. The approved lighting plan shall thereafter be implemented as agreed.  
Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 180 of the NPPF.
- 6 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.  
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, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 7 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development 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 - Local Plan T7, DG1.
- 8 The proposed development shall be carried out in accordance with the Arboricultural Method Statement, Tree Survey and Impact Assessment dated February 2020 and Tree Constraints Plan 1422-KC-XX-YTREE01 RevA.  
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 9 The erection of fencing for the protection of any retained tree and any other protection specified 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 - Local Plan DG1, N6.
- 10 All hard and soft landscape works shall be carried out in accordance with the approved details.

The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme first agreed in writing by the Local Planning Authority, and retained in accordance with the approved details. Please note that any soil used in the restoration should be from a similar soil type in Windsor Great Park.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity.  
Relevant Policies - Local Plan DG1.

11 Prior to commencement (excluding demolition) a surface water drainage scheme for the development, based on sustainable drainage principles shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details  
Supporting calculations based on infiltration testing undertaken in accordance with BRE365 confirming any attenuation storage volumes to be provided

Details of the maintenance arrangements relating to the proposed surface water drainage system confirming who will be responsible for its maintenance and the maintenance regime to be implemented.

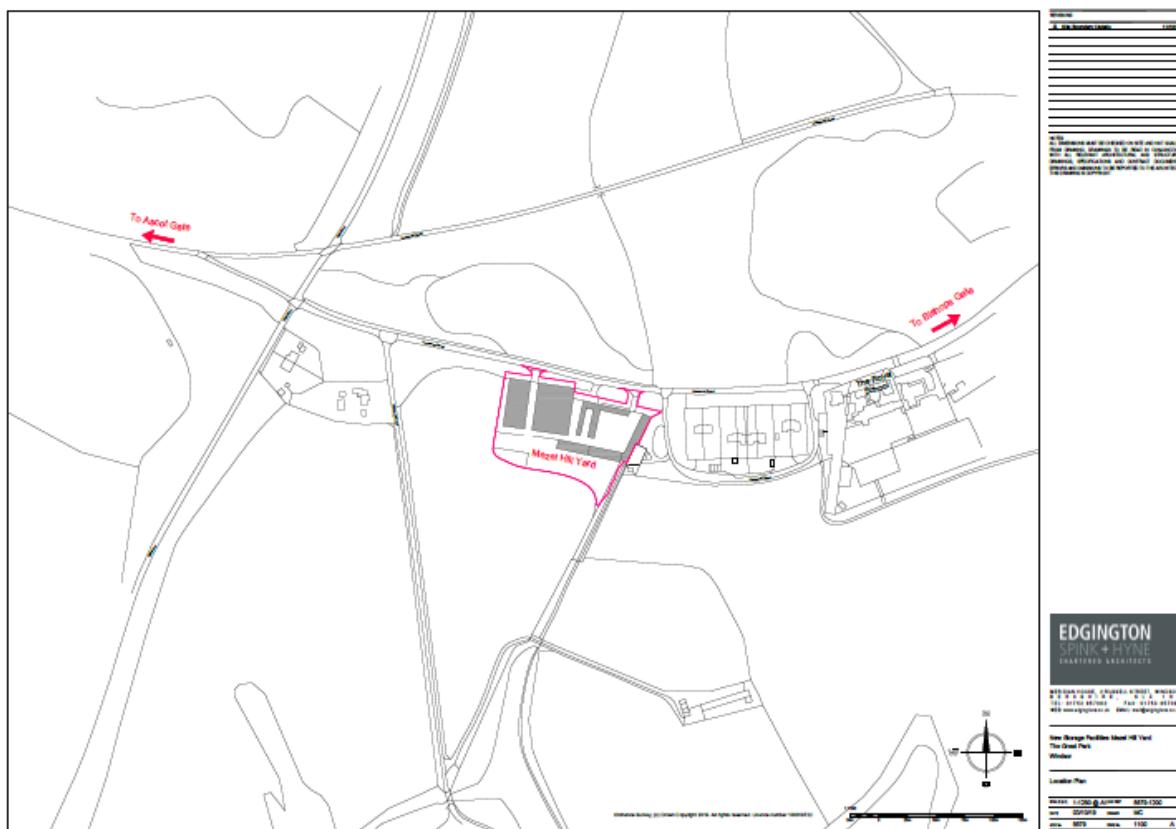
The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.

Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere.

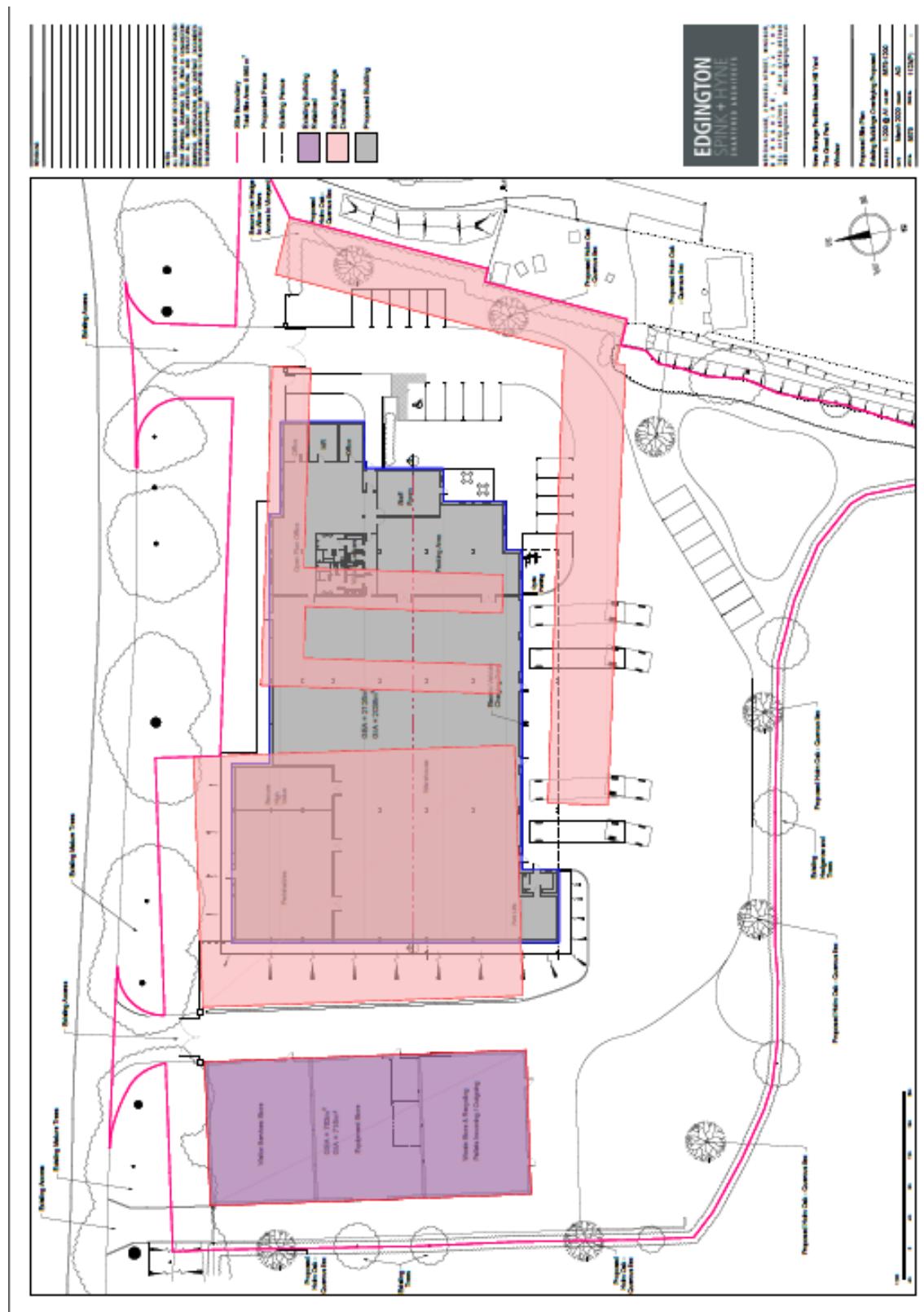
12 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

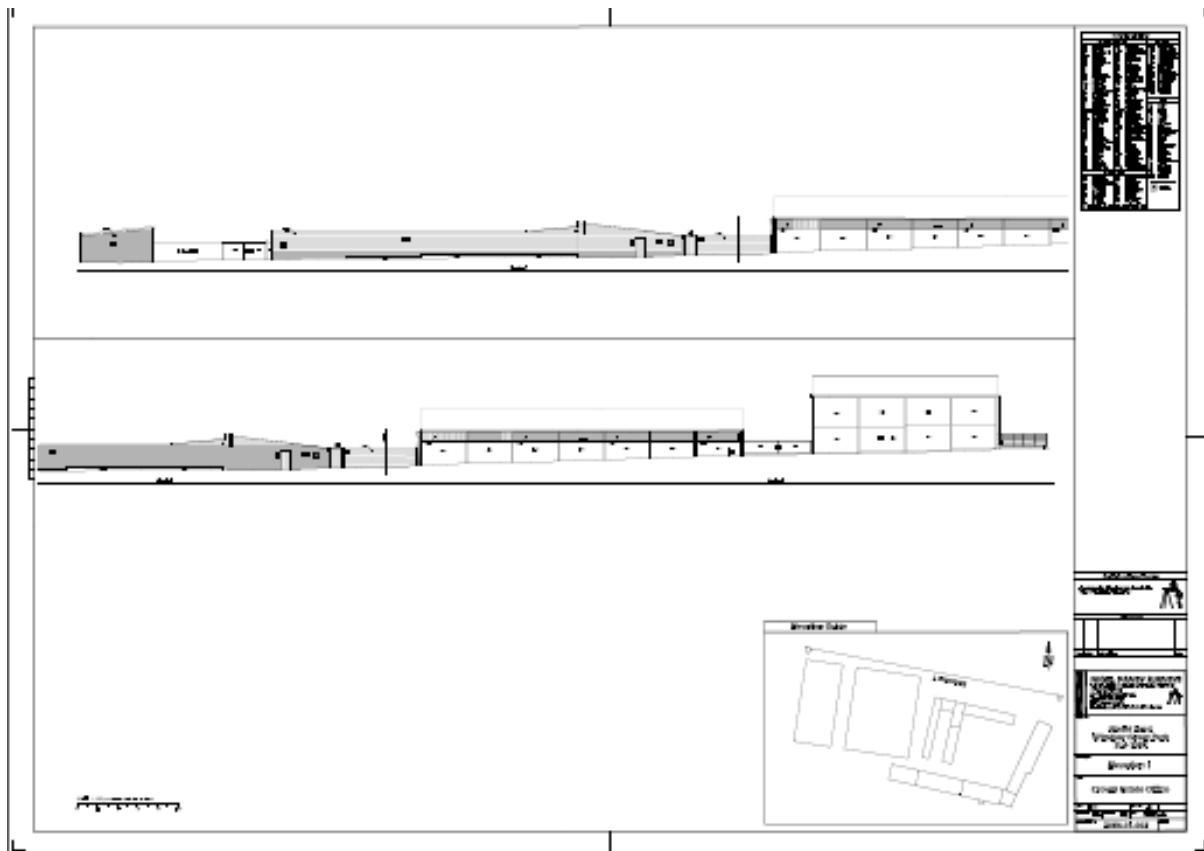
## Appendix A Site Location Plan and Ariel View of Site



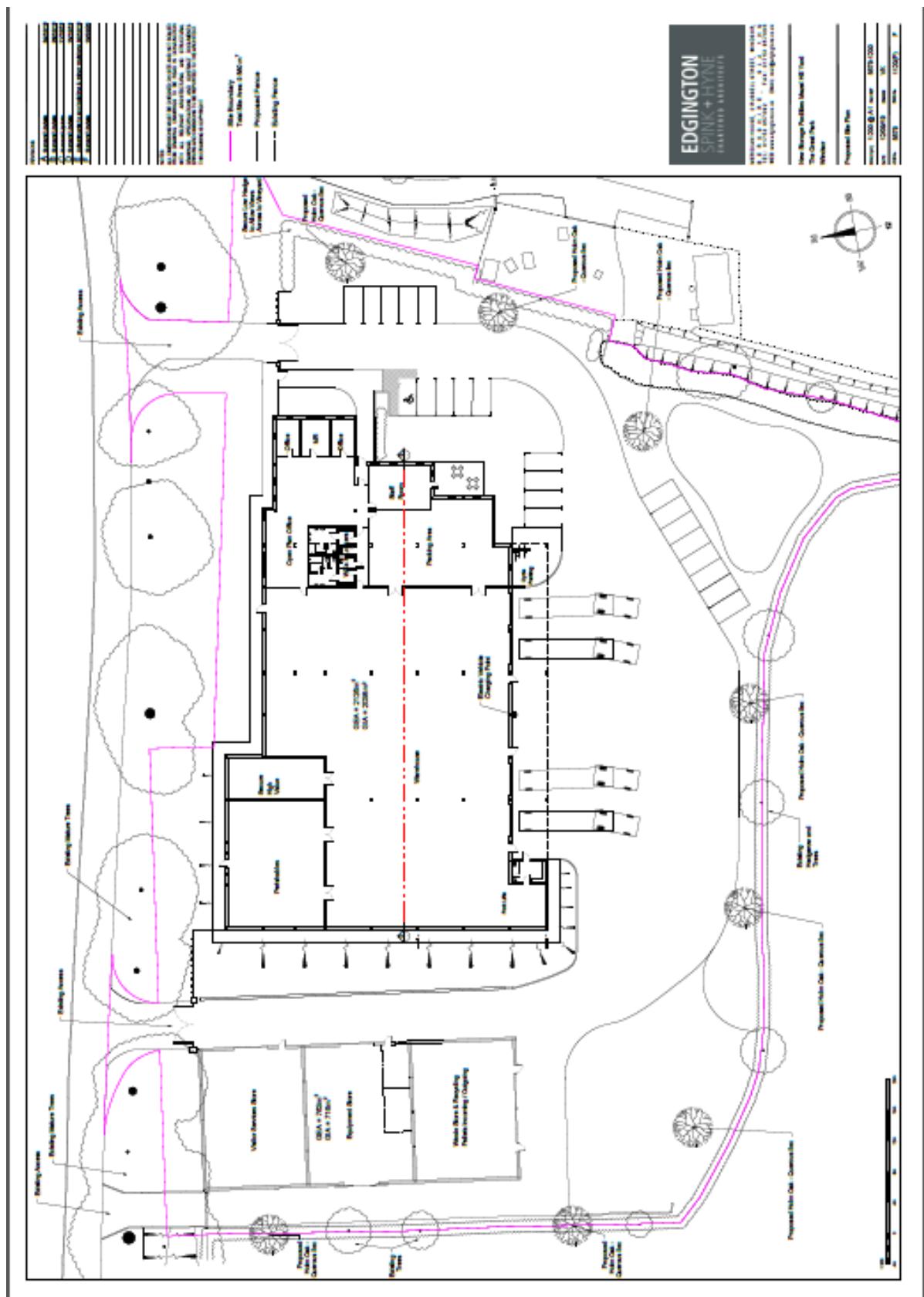
## **Appendix B Existing and Proposed Site Plan and Existing Elevations**



## Existing Elevations



## Appendix C Floor Plans



## Appendix D – Elevations and Materials



### 11 MATERIALS

Walls:



Vertical and horizontal treated sawn timber boarding to warehouse and barn

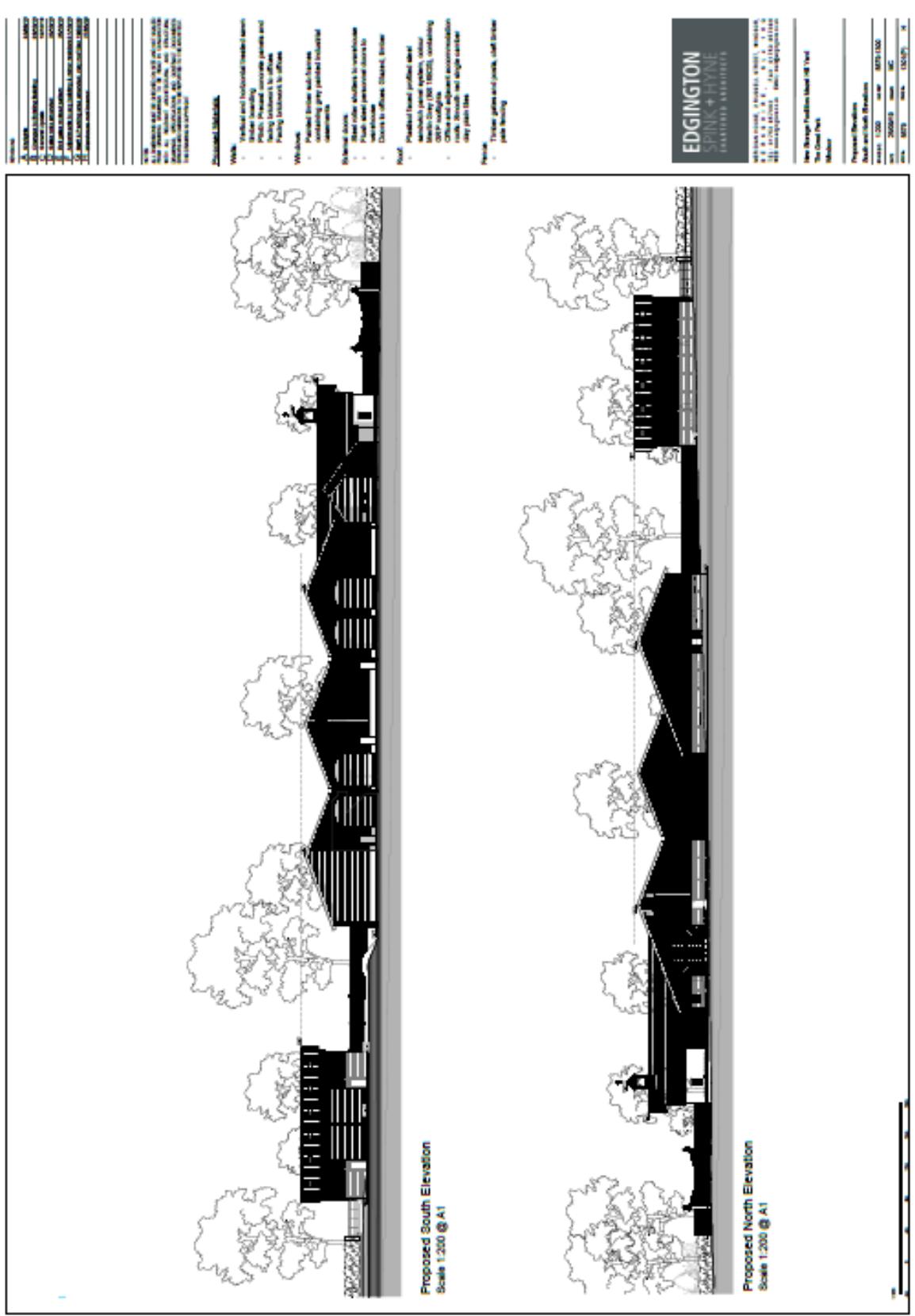


Typical timber cladding details



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## Proposed Elevations



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