

## DEVELOPMENT CONTROL PANEL

6 April 2022

Item: 2

<b>Application No.:</b>	21/02467/FULL
<b>Location:</b>	Squires Garden Centre Maidenhead Road Windsor SL4 5UB
<b>Proposal:</b>	Erection of 30 dwellings including the re-location of existing access along Maidenhead Road with associated parking, internal circulation, informal public open space, landscaping and related infrastructure.
<b>Applicant:</b>	
<b>Agent:</b>	Mrs Sara Dufield
<b>Parish/Ward:</b>	Bray Parish/Clewer And Dedworth West

**If you have a question about this report, please contact:** Harmeet Minhas on or at [harmmeet.minhas@rbwm.gov.uk](mailto:harmmeet.minhas@rbwm.gov.uk)

### 1. SUMMARY

- 1.1 The application site comprises an allocated site for housing under the recently adopted Borough Local Plan. Since the 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 maps.
- 1.2 The Borough Local Plan sets out that the site (AL22) has been allocated for approx. 39 residential units and sets out the expectation of proposals in delivering a scheme at the site. It is considered on balance that the proposal satisfies the context of the Borough Local Plan in this regard.
- 1.3 A recently refused scheme (ref: 19/01755/FULL) went to appeal and the site was assessed by the Inspector and dismissed under the now replaced Local Plan. In light of the site's allocation and changes to the Green Belt boundaries, this appeal decision has only been afforded relevant weighting where appropriate.
- 1.4 The current proposal has seen the removal of a block of flats, replaced with two-storey dwellings having regard for the Inspectors comments on the design and layout of the development which was dismissed at appeal. Subsequently, it is considered that the changes to the scheme have improved the design proportions of the site and adequately addressed the concerns of the Inspector relating to impact on character.
- 1.5 As part of the proposal the applicant is delivering 30% affordable housing on site. The mix of social rented, shared ownership and affordable rent is set out within this report. It is considered that the proposal delivers an appropriate mix of housing in line with the requirements of the Borough Local Plan.
- 1.6 The proposal introduces sustainability measures to reduce the carbon footprint of the development. In the absence of a net zero development the applicant has agreed to prepare a legal agreement which would allow for contributions towards the carbon offset fund.
- 1.7 No concerns are raised in relation to the impact on highways, ecology, landscaping or flood risk subject to the use of appropriate conditions.

**It is recommended the Committee authorises the Head of Planning:**

1.	<b>To grant planning permission on the satisfactory completion of an undertaking to secure the highway infrastructure, affordable housing and carbon offset fund contributions in Section 10 of this report and with the conditions listed in Section 15 of this report.</b>
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## **2. REASON FOR COMMITTEE DETERMINATION**

- 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 site comprises land bounded by Maidenhead Road to the north; the A308/Maidenhead Road roundabout to the east; the A308 to the south and the residential dwellings to the west beyond which is open land; 'Willows Park Homes' site to the north west; and The Willows to the north – a former mansion house dating from 1850 which has been divided into a number of individual properties. The site was occupied by Squires Garden Centre which includes a car park, a single storey retail building and an open air plant display area, but has been vacated. The site is bounded by a red brick wall that forms part of the garden centre building to the north; a wrought iron fence to the east; trees/shrubs on the boundary with the A308 to the south; and a combination of close board fencing and trees to the west.

## **4. KEY CONSTRAINTS**

- 4.1 The application site is allocated within the Borough Local Plan as AL22 (Squires Garden Centre, Maidenhead Road, Windsor).
- 4.2 The site previously fell within the Green Belt designation of the now replaced Local Plan (formerly adopted 2003). Since the adoption of the BLP in February 2022, the Green Belt boundaries have been redrawn to exclude this allocated site.
- 4.3 Under previously assessed applications at the site, the eastern corner of the site fell within Flood Zone 2 with the rest of the site falling within Flood Zone 1. Having reviewed the flood mapping provided by the Environmental Agency, the entire site now falls within Flood Zone 1.

## **5. THE PROPOSAL**

- 5.1 The proposal is for the erection of 30 dwellings including the relocation of the existing access along Maidenhead Road with associated parking, internal circulation, landscaping and related infrastructure.
- 5.2 Following the recent refusal of application reference 19/01755/FULL and appeal decision APP/T0355/W/20/3255844, the redevelopment of the site has been revisited and a greater number of dwellinghouses have been introduced, with one less block of flats when compared to the previous scheme.
- 5.3 The proposes includes one block of flats (comprising 8 units) and 22 x 3- and 4-bedroom units designed as a mix of traditional two storey semi-detached and terrace houses with the accommodation set of 2 and 3 floors. The block of flats is set across 2 to 3 storeys and would be located at the north western tip of the site.

- 5.2 There is extensive planning history for the site associated with the operation of the garden centre. In terms of relevant planning history for the redevelopment of the site for residential, there was an application for the erection of 39 dwellings, creation of a new access of Maidenhead Road, provision of parking, internal circulation, public open space, landscaping and related infrastructure that was withdrawn by the applicant on 13 March 2019, ref: 18/03754/FULL. The most recent planning application ref 19/01755/FULL for 37 dwellings was refused and dismissed at appeal on grounds of Green Belt harm and design. The failure to secure Affordable Housing and Highway Improvements via a section 106 was overcome during the course of the appeal.

## 6. RELEVANT PLANNING HISTORY

Application Ref	Description of Works	Decision and Date
19/01755/FULL	Erection of 37 dwellings including the re-location of existing access along Maidenhead Road with associated parking, internal circulation, public open space, landscaping and related infrastructure	Refused and Appeal Dismissed
18/03754/FULL	Erection of 36 dwellings including the re-location of existing access along Maidenhead Road with associated parking, internal circulation, public open space, landscaping and related infrastructure	Withdrawn

## 7. DEVELOPMENT PLAN

- 7.1 The main relevant policies are:

### Adopted Borough Local Plan

Issue	Policy	Compliance	
Spatial Strategy for the Borough	SP1	Yes	
Climate Change	SP2	Yes	
Sustainability and Placemaking	QP1	Yes	
Green and Blue Infrastructure	QP2	Yes	
Character and Design of New Development	QP3	Yes	
Building Height and Tall Buildings	QP3a	Yes	
River Thames Corridor	QP4	Yes	
Housing Development Sites	HO1	Yes	
Housing Mix and Type	HO2	Yes	

Affordable Housing	HO3	Yes	
Managing Flood Risk and Waterways	NR1	Yes	
Nature Conservation and Biodiversity	NR2	Yes	
Trees, Woodlands and Hedgerows	NR3	Yes	
Renewable Energy	NR5	Yes	
Environmental Protection	EP1	Yes	
Air Pollution	EP2	Yes	
Artificial Light Pollution	EP3	Yes	
Noise	EP4	Yes	
Contaminated Land and Water	EP5	Yes	
Infrastructure and Developer Contributions	IF1	Yes	
Sustainable Transport	IF2	Yes	
Local Green Space	IF3	Yes	
Utilities	IF7	Yes	

## 8. MATERIAL PLANNING CONSIDERATIONS

### National Planning Policy Framework Sections (NPPF) (2021)

Section 2- Achieving sustainable development

Section 3- Plan-making

Section 4- Decision-making

Section 5- Delivering a sufficient supply of homes

Section 9- Promoting Sustainable Transport

Section 10- Supporting high quality communications

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

### Supplementary Planning Documents

- Borough Wide Design Guide

### Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- RBWM Landscape Assessment
- RBWM Parking Strategy
- Affordable Housing Planning Guidance
- Interim Sustainability Position Statement
- Corporate Strategy
- Environment and Climate Strategy

## 9. CONSULTATIONS CARRIED OUT

### Comments from interested parties

69 occupiers were notified directly of the application.

6 letters were received objecting to the application, as well as objections received from Residents associations. These are summarised as:

Comment		Where in the report this is considered
1.	Proposed site is too close to Willows Riverside Park. Existing road is dangerous and the proposed access is close to the bend giving rise to potential accidents.	Para 9.18 onwards
2.	Site is being considered by an Independent Inspector-making a decision on this site prior would be pre-emptive.	Para 9.2 onwards
3.	Proposal conflicts with NPPF Green Belt policies	Para 9.2 onwards
4.	Scheme has been poorly designed	Para 9.7 onwards
5.	Further development would impact flooding within the area as a result of high-density housing	Para 10.87 onwards
6.	Air quality along the A308 is already poor	Para 10.39 onwards
7.	No need for purpose-built flats	Para 9.2 onwards
8.	Over-looking would arise as a result of the proximity of the buildings to the site	Para 9.27 onwards

### Consultees

Consultee	Comment	Where in the report this is considered
Highways	Project centre is satisfied that the 'change of use' from a garden centre to residential use is unlikely to lead to an adverse effect on capacity or safety on the local highway network, especially with regard to paragraph 109 of the NPPF.	Para 9.16
Environmental Agency	The Council consulted EA on the proposal. However, limited comments were received which are considered within this report.	No further action required having regard for the LLFA comments
Ecology	The site did not have the potential to support GCN, reptiles, badger, dormice, water vole, or roosting bats.  The site was found to have some suitability to support foraging and commuting bats and as such a condition should be set to ensure that bats (and other wildlife) are not adversely affected by any external lighting installed.	Para 9.33
Lead Local Flood Authority	We recommend that should the local planning authority be minded to grant	Para 10.67

	planning permission for this application a suitably worded pre-commencement (excluding demolition) condition be imposed requiring submission of full details of the proposed surface water drainage system and its maintenance arrangements.	
Housing	<p>The proposed development has been the subject of discussions between housing officers and the applicant. Following detailed discussions, the housing supply would be:</p> <p>4x 2-bed flats - social rent  2x 1-bed flats - shared ownership  2x 2-bed flats - shared ownership  1x 3-bed house (6 person) - affordable rent  9 affordable (30% of 30 dwellings)</p>	Para 9.40

### Other Groups

Consultee	Comment	Where in the report this is considered
Parish Council	Recommended for refusal – GB1 & GB2 Inappropriate development in the Green Belt. The applicant has failed to demonstrate that there are any very special circumstances which would outweigh harm to the Green Belt. The density of the site which is over 40 dwellings per hectare is considered to be overdevelopment in the Green Belt.	The application site no longer falls within the designated Green Belt under the new Borough Local Plan.
Thames Water	<p>The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair</p>	The applicant has stated in their forms that surface water will not be discharged into the public drainage network. Matters relating to SUDs are considered within this report.

	<p>or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes</a>.</p>	
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Windsor and Eton Society	<p>The site is still within the Green Belt and this application would be inappropriate development which harms the openness of the Green Belt. The application is premature until such time as the designation is changed.</p> <p>The design of the block of flats could be improved further. Although the scale and height has been reduced the design does not address its important location on the roundabout and the design is rather disappointing.</p> <p>The first-floor flats have no private amenity spaces and consideration should be given to providing balconies. There is no easily accessible open space for the occupants of the first-floor units as the green space around the block is blocked off by hedging. In addition, this space is very close to the highway and roundabout and provides a poor environment.</p> <p>The Society is concerned that the affordable housing units are corralled at one end of the site. It would not want to see these units distinguished in any way and all materials, details, landscaping etc must match the remainder of the estate.</p> <p>The Society has included the wall along the old Maidenhead Road in its List of Non-Designated Heritage Assets. It is part of a group of buildings and features formerly known as The Willows Estate which are important to the understanding of the heritage and development of this area bordering Windsor. The Society would like to see as much of the original wall retained as possible or rebuilt to match where possible.</p>	<p>The application site no longer forms part of the designated Green Belt under the current development plan.</p> <p>The applicant has given regard to earlier appeal decisions at the site and the current proposal reduces the number of blocks of flats from two to one along the south-eastern corner of the site.</p> <p>Concerns have been raised about the siting of affordable housing. The delivery of the affordable housing is addressed within the report and is not isolated to only the flats but a dwelling within the site as well. Matters relating to materials will likely form a pre-commencement condition which will allow officers to consider the information provided, and seek to ensure that a sense of difference is not created through the design of the building.</p>
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Oakley Green and Fifield Residents Association	<p>The subject application replaces application 19/01755/FULL for 37 dwellings that was refused in January 2020. The decision was appealed by the Applicant, but this appeal was dismissed in May 2021. The Inspector concluded that the very special circumstances necessary to justify the development on a site in the Green Belt did not exist.</p> <p>The process of consulting on the Main Modifications to the Borough Local Plan is now underway, but this application remains premature and unless or until the site (AL22) is removed from the Green Belt the situation with the subject application is unchanged and the very special circumstances necessary to justify development in the Green Belt do not exist. We acknowledge that the applicant has sought to address local residents' concerns over the scale of development, but as the applicant admits in the Planning Statement 'the proposal will deliver a greater mass and volume than the existing buildings being demolished' and we consider that the density remains too high for the area and the apartment block located on the roundabout remains overly dominant in the setting. We also remained concerned over inadequate parking and vehicular access.</p> <p>OGFRA's wider objections to this development were set out in detail in our letter of objection dated 26 July 2019. It is not intended to repeat those objections here, but the majority of those concerns still apply and a copy of our letter is attached for reference.</p> <p>We also wish to note three further issues:</p> <ul style="list-style-type: none"> <li>• Heritage assets. In para 7.18 of the Planning Statement it states that 'The site is not located within a Conservation Area, nor is it constrained by any identified above ground designated heritage asset'. However the 'Willows Estate', north of the A308, and extending along both sides of the 'Old Maidenhead Road' has recently been recognised by both The Windsor &amp; Eton Society and the Borough's Principal Conservation Officer as a non-designated heritage asset. This includes the wall along the Old Maidenhead Road which should be preserved to the fullest extent possible.</li> </ul>	<p>Section I considers the previously dismissed scheme at the site.</p> <p>Section iii considers the highways matters at the site.</p>
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	<ul style="list-style-type: none"> <li>• A308 capacity. OGFRA has consistently argued that no further development along the A308 should be allowed until the long overdue A308 corridor study has been completed. In responding to the Borough Local Plan Main Modifications Consultation we have argued that Main Modifications are required to address A308 capacity issues and that any planned development of allocated sites along the A308 should be paused until the A308 study has been completed and its recommendations (and associated funding requirements) have been implemented/identified.</li> <li>• Climate change/flooding. There is increasing global concern with climate change causing more extreme weather and an increased risk of flooding – and this site suffers from surface water flooding. The Borough is proposing that ‘Adaptation measures need to be built into all new developments to ensure the sustainable development of housing, businesses and the economy of the Royal Borough.’ We consider that the extent of development permitted on sites such as AL22 should be reconsidered in light of the increased flooding risk.</li> </ul> <p>In summary OGFRA’s position remains that it objects to the revised application for 37 dwellings and recommends that RBWM refuse the application.</p>	
West Windsor Residents Association	<p>The West Windsor Residents Association represents over one thousand residents within the Clewer and Dedworth West and Clewer and Dedworth East constituencies. We would like to thank the developer for reaching out to the community to discuss the proposal and making significant compromises from the original application. Despite this, the association has instructed me to write a letter formally OBJECTING to the above planning application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The Application fails to substantially address concerns raised in relation to the prior Application 19/01755/FULL</li> </ol> <p>The decision questioned:  “whether the appeal scheme would be inappropriate development in the Green Belt, including the effect the proposals would have on openness, in particular:</p>	Section 10.2 onwards

	<ul style="list-style-type: none"> <li>• The effect the proposals would have on the character and appearance of the area</li> <li>• Whether or not affordable housing in line with adopted policy is included</li> <li>• Whether sufficient infrastructure required for the scheme has been included</li> <li>• Whether very special circumstances exist to warrant an exception to policies which require the protection of the Green Belt”</li> </ul> <p>There remains serious concerns with development on the Green Belt, the Borough Local Plan has yet to be adopted and this application appears premature in assuming the local plan will be adopted. The decision also questioned that “although no specific style of architecture dominates the area around the appeal site, its prevailing character is one of openness, reflecting the area’s designation within the Green Belt. This is derived from the large gardens enjoyed by ‘The Willows’ which run north to the River Thames and the set back of properties from road frontages by deep belts of mature vegetation. For example, the Dedworth estate is set back by access roads along the Maidenhead Road and Ruddlesway which are interspersed with well treed landscape belts”</p> <p>The new plans do not address these concerns, with the height of the main block and the density of the development remaining out of keeping with the local area. As noted previously “For these reasons, the proposed scheme would adversely impact on the character and appearance of the area and conflicts with Saved policies DG1 and H11 of the Local Plan 2003. Furthermore, the appeal scheme would conflict with paragraph 127 of the Framework which requires new development to maintain a strong sense of place”.</p> <p>In terms of car parking there remains insufficient spaces, therefore, there has been a request from residents of Maidenhead Road adjacent to the site that if permission is granted for the development that there is a consideration for the area to become a resident permit area.</p>	
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	Residents would like again to extend our thanks to the developer for the time to address these concerns directly.	
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## 10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Principle of Development
- ii Climate Change and Sustainability
- iii Affordable Housing
- iv Housing Provision and Quality
- v Design and Character
- vi Parking and Highways Impacts
- vii Impact on amenity of neighbouring buildings
- viii Trees
- iv Other Material Considerations

### Principle of Development

- 10.2 The application site now forms an allocated housing site within the Borough Local Plan Site Allocation Proformas. The application site is shown within the Borough Local Plan Proposals map as AL22.
- 10.3 Under previously considered applications at the site, the site fell within the Green Belt designation of the now replaced Local Plan. The Green Belt boundaries have been re-drawn under the current BLP around the site to the northern side of Maidenhead Road. As such, the application site is no longer within the Green Belt.
- 10.4 The Borough Local Plan identifies the site as appropriate for residential development subject to site specific requirements. This list of requirements is set out within the BLP and their adherence must be demonstrated by any proposed development at the site.

Allocation	<ul style="list-style-type: none"> <li>Approximately 39 residential units</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>0.74 ha</li> </ul>
<b>Site Specific Requirements</b>  Development of the site will be required to: <ol style="list-style-type: none"> <li>1. Be considered as part of a wider area to enable comprehensive development and effective placemaking for the Windsor growth location</li> <li>2. Enhance existing pedestrian and cycle links towards Maidenhead and Windsor</li> <li>3. 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 nearby GP surgeries, leisure facilities, educational facilities and railway stations</li> <li>4. Not threaten the retention of the trees just beyond the site boundary, either during construction or in the longer term by creating amenity issues for future residents</li> <li>5. Provide high quality green and blue infrastructure</li> <li>6. Be designed to be of a high quality which supports and enhances local character</li> <li>7. Provide 30% affordable housing</li> <li>8. Front onto the A308</li> <li>9. Consider flood risk as part of a Flood Risk Assessment as the site is partially located within Flood Zone 2</li> <li>10. Address potential risks to groundwater</li> <li>11. 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 should be limited to greenfield runoff rates where feasible</li> </ol> <ol style="list-style-type: none"> <li>12. Provide appropriate mitigation measures to address the impacts of noise and air pollution to protect residential amenity</li> <li>13. Ensure that the sewer systems including treatment works are sufficiently reinforced prior to the occupation and use of the housing.</li> </ol>	

- 10.5 The proposal seeks a residential development of 30 units at the site incorporating highways alterations, internal layouts, landscaping and other matters further identified within this report. As the site now falls outside the Green Belt and is an allocated site for residential housing within the new development plan, it is considered that the principle of development is acceptable subject to the proposal satisfactorily achieving compliance with the site-specific requirements set out in the BLP. As set out in this report, the application proposal delivers a residential scheme that has been sensitively set out and designed to respect the pattern of development to the north and east. The proposal delivers an appropriate mix of affordable housing which satisfies the 30% trigger referenced within the BLP. Additionally, careful consideration has been given to the retention of mature trees and landscaping features around the site that would respect the transitions of the site between the Green Belt to the north and Windsor to the south.
- 10.6 Further to the above, the applicant has set out their commitment to delivering green and blue infrastructure opportunities within the area through highway contributions, delivery of sustainability measures and landscaping enhancement opportunities. The proposal will introduce landscaping enhancement within the site where largely the area is hard surfaced, which would enhance the green infrastructure within the vicinity. Furthermore, the proposal will consider SUDs matters as part of a planning condition ensuring that drainage matters are designed into the development prior to any works being undertaken on site which would delivery blue infrastructure within the site. When viewed as a whole the proposal clearly works towards addressing the site-specific requirements set out within the Borough Local Plan.

- 10.7 In reaching this conclusion on the principle of development regard was given to the previously dismissed appeal at the site under reference APP/T0355/W/20/3255844. In light of the removal of the site from the Green Belt, the Inspectors comments can no longer be afforded anything more than very little weight when considering the principle of development within the development plan and framework.
- 10.8 The proposal would provide a total of 30 dwellings compared to the 39 as set out within the AL22 proforma. Whilst it is recognised the number of dwellings is lower than the approximate recommendation as set out within the proforma, it is the view of officers that the scheme would meet the site-specific requirements and provide a betterment to that previous scheme which was refused and dismissed at a recent appeal on character grounds (which is a material consideration to this application).

#### Climate Change and Sustainability

- 10.9 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, minimise vulnerability and improve resistance, and support renewable and low carbon energy and associated infrastructure. In June 2019 RBWM declared an environment and climate emergency with aims to ensure the Borough will achieve net zero carbon emissions by 2050. In December 2020 the Council approved the Borough's Environment and Climate Strategy. These are material considerations in determining this application.
- 10.10 In December 2020 the Environment and Climate Strategy was adopted which sets out how the borough will address the climate emergency across four key themes (Circular Economy, Energy, Natural Environment and Transport). The strategy sets a trajectory which seeks to a 50% reduction in emissions by 2025.
- 10.11 A Sustainability Supplementary Planning Document will be produced in due course, however, the changes to national and local climate policy are material considerations which 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. An interim position statement was therefore adopted in March 2021 which clarifies the Council's approach to these matters.
- 10.12 Section 1 of the guidance states that development should make the fullest contribution to minimising CO2 emissions with development of this type expected to achieve net-zero carbon emissions unless it can be demonstrated otherwise.
- 10.13 The submission was made to the Council in July 2021, shortly after the introduction of the ISPS but prior to the formal adoption of the Borough Local Plan. In light of the adoption of the BLP and the significant weight afforded to Policy SP2 it was considered reasonable of the LPA to seek a sustainability report from the applicant, as well as contributions within the legal agreement where it could not be demonstrated that the development could achieve net-zero.
- 10.14 In support of the proposal the applicants have submitted an energy statement. The report sets out the manner in which the applicants will seek to achieve compliance with the RBWM position on SEED (2021). This includes meeting Building Regs Part L compliance, whilst having regard for water consumption.

- 10.15 As a whole the development has the capacity to achieve a 20% reduction in CO2 emissions based on the information provided and a formal confirmation from the applicant. Whilst this would represent a considerable reduction in the potential CO2 omitted from the site, the proposal does not achieve net zero. As such, it is reasonable for the LPA to achieve the remainder by a contribution to the carbon offset fund. This contribution has been calculated and relayed to the applicant who understands this will form part of the subsequent legal agreement with other matters to be secured within the S106 (housing and highways).

### Affordable Housing

- 10.16 Policy HO3 of the Borough Local Plan states that the Council will require all developments for 10 dwellings gross, or more than 1,000 sq.m of residential floorspace, to provide on-site affordable housing in accordance with the following:

On greenfield sites providing up to 500 dwellings gross - 40% of the total number of units proposed on the site;

- b. On all other sites, (including those over 500 dwellings) – 30% of the total number of units.

- 10.17 The application proposal seeks the creation of 30 residential dwellings which would trigger the affordable housing requirement within the development plan. Further to this the policy seeks to ensure the delivery of affordable housing will be provided in accordance on site and distributed across the development to create a sense of sustainable, balanced community.

- 10.18 The proposal has been subject to detailed discussions between housing officers and the applicant to ensure the housing mix appropriately represents the aims of the NPPF (2021) and development plan. The affordable housing mix now offered is as below:

10.19

Social Rent		4
Shared Ownership		4
Affordable Rent		1
Total		9 units or 30%

- 10.20 The proposed mix of affordable housing proposed within the site would amount to a mix of 56% rent and 44% shared ownership. The proposed tenure mix would not fall wholly in line with the split of housing set out within Policy HO3 of the Borough Local Plan which sets out that the required affordable housing size and tenure mix shall be in accordance with the Berkshire SHMA (2016) resulting in a split of 45% social rent, 35% affordable rent and 20% intermediate tenure.

- 10.21 The context of Policy HO3 offers a degree of flexibility on smaller sites where the affordable housing being achieved meets the 30% threshold and in line with the affordable housing needs identified in the Berkshire SHMA (2016). The corporate plan has a outlined goal of 2000 households helped into new and existing affordable homes, prioritising social and housing rent. Social rent accounts for around 45% of the proposed mix which would be in line with the Corporate Plan and the aims of the SHMA

(2016) and BLP. Further to this the housing officer accepted the proposed mix set out by the applicant in the above table principally because a mix rented and shared ownership building served via the same access would be unlikely acceptable to a housing organisation. On this basis the block of 8 flats benefits from two entrances making the split of tenure more appropriate and attractive to a housing organisation, it is accepted that the affordable rent unit be a family unit in the form of a dwelling. Whilst it is noted that the delivery of social housing is not in strict compliance with Policy HO3, the applicant is delivering the requisite affordable housing in site as a percentage and this must be considered in hand with the reality of delivery for housing organisations who will be seeking to deliver the housing. As such, in applying the planning balance it is considered the proposal would contribute towards the boroughs housing need in a positive manner.

### *Overall Housing Mix*

- 10.22 Policy HO2 of the Borough Local Plan sets out to ensure that the provision of new homes contributes to meeting the needs of current and projected households. The information available to officers to make such a judgement would be the Berkshire SHMA 2016..
- 10.23 The Berkshire SHMA (2016) sets out that the greatest need for housing stems around family sized units (3 and 4+ bedrooms), which is followed by two-bedroom units and then one bedroom units.
- 10.24 The proposed development comprises 2 x 1 beds, 7 x 2 beds, 12 x 3 bedrooms and 9 x 4-bedroom dwellings. As a proportional % mix this would equate to approx. 7% of 1-bedroom units, 23% of 2-bedroom units, 40% of 3 bedroom units and 30% of 4 bedroom units.
- 10.25 Table 2 below sets out a comparative mix between the SHMA (2016) and the proposed development;

Size of Housing	SHMA Projection	Application Delivery
One Bedroom	9.4%	7%
Two Bedroom	27.9%	23%
Three Bedroom	42%	40%
Four + Bedroom	20%	30%

- 10.26 Table 2 demonstrates that the proposal would deliver a % mix of housing that would largely satisfy the aims and projection of the SHMA (2016). The mix of housing proposed would work towards achieving the aims of Policy HO2 of the Borough Local Plan and provide a good proportion of family dwellings on site

### Housing Provision and Quality

- 10.27 As part of the assessment of the application under the Borough Local Plan and the NPPF (2021) consideration must be given to the living conditions of not only neighbouring residents, but the future occupants of the proposed development.
- 10.28 The proposed units of accommodation would meet the requirements of the technical housing standards (space standards). Furthermore, the proposed habitable windows

would benefit from unobstructed and unincumbered views towards the front or rear of the respective plots. In doing so the proposal ensures a satisfactory living arrangement for all future occupants of the development.

- 10.29 Concerns have been raised by local residents' groups as to the absence of private amenity space for occupants of the block of flats. The ground floor units all have direct access to private patio areas which would provide open, usable and practical amenity space. It is acknowledged that the upper floors do not benefit from balconies, however they would have direct access to the landscaped areas surrounding the site which is easily accessible from the location of the proposed staircase. Further to this it is not unusual for upper floor flats to rely on provision of washing and drying clothes internally with combined washing machine/dryers and there remains sufficient space within the respective kitchen areas to achieve this.
- 10.30 It is prudent to point out that under the new Borough Local Plan, open space standards have changed such that a development of this scale is not required to provide formal areas of open space within the development. Policy IF4 (4) (Open Space) advises that new open space and play facilities for children and young people will be required on sites allocated for new housing and housing-led mixed used development as set out in the site allocation proformas. Proforma AL22 does not provide any specific requirements relating to open space and therefore the proposal meets the requirements of this policy.
- 10.31 On balance it is considered that the proposed development would provide appropriate living standards and amenity space for future occupants as not to warrant any policy based objections.

#### Design and Character

- 10.32 Principle 7.1 of the RBWM BWDG (2020) states that 'Housing development should be sustainable and seek to make effective use of land without compromising local character, the environment (including biodiversity) or the appearance of the area'. Policy QP3 of the Borough Local Plan also states that the character and design of new development should ensure it . Respects and enhances the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, height, skylines, scale, bulk, massing, proportions, trees, biodiversity, water features, enclosure and materials;
- 10.33 Section 12, paragraph 130 of the NPPF (2021) advises that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);



d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

10.34 The application site was the subject of a planning appeal against the refusal of the redevelopment of the site. In the first instance it is considered appropriate to review the Inspectors comments, as these related to the design and appearance of the development amongst other factors. Where the development policies of the outdated plan are consistent with the aims of the adopted Borough local Plan a judgement on the weighting to be afforded to the Inspectors comments will be made. The key difference between the previous 37 unit scheme and the 30 unit scheme the subject of this application is the removal of a second block of flats, and its replacement with 4 two to three storey dwellings.

10.35 In para 18 of the appeal decision (ref APP/T0355/W/20/3255844) the Inspector considered the pattern of development along the northern and western periphery of the site to be in context with the pattern of development within the area. The Inspector concluded that *'The design of the appeal scheme has sought to respond positively to the range of surrounding buildings through the location of the detached houses on the frontage of the northern edge of the site, mirroring the built form on the north side of the road in 'The Willows'. The built form within the scheme seeks to replicate the surrounding pattern of building on land to the west of the site and on the Dedworth estate. Furthermore, the scheme would be built with a palette of materials drawn from the surrounding buildings.'*

10.36 The proposed design of the dwellings along the western part of the site has seen an introduction of more terraced style properties spread across two and three storeys with habitable accommodation in the loft. Whilst the appearance and architectural vernacular of the properties has changed as well as their siting, the general density of dwellings within this part of the site remains the same as the scheme subject to the appeal.

10.37 The mix of both detached, semi-detached and terraced units across the site would be consistent with the Inspectors comments whereby the scheme takes its design derivative from the surrounding pattern of land to the west and north. The general site layout would have a degree of density and appearance which would fit in with the identified characteristics of the immediate vicinity.

10.38 The Inspectors main concerns related to the appearance of the two flatted developments within the context of the street scene, as well as within the development as a whole. The Inspectors comments read as:

*'These 2 x 3 storey blocks of flats would be prominent in the streetscene. Looking west along Maidenhead Road the block at the site's eastern edge would be particularly prominent by reason of its height and proximity to the front of the site. With a ridge height of around 11.5m the 2 No. 3 storey blocks, whilst only being slightly lower than*

*some of the surrounding properties lack their qualities, including set back from frontages commensurate with their scale and detailing, as is the case with the cottages, included in 'The Willows' on Maidenhead Road.*

*The other block lies close to the southern edge of the site and relies on the well treed boundary and broad landscaping strip on highway to afford some degree of cover. However even this area of existing landscaping, strengthened as part of the scheme, could not address the adverse impact of the block on the area's existing character and appearance resulting in an incongruous appearance in this part of the streetscene.*

*For these reasons, both of these blocks would adversely contrast with the prevailing character and appearance of the area defined by built development which has only limited impact on the streetscene. Whilst the elevational treatment of each block has been articulated through a series of projecting gables and balcony details these measures, rather than reducing the impacts of each block serve only to emphasise their height and bulk.'*

- 10.39 The current proposals heed the Inspectors comments by removing one of the blocks of flats along the southern side of the site, and replacing this with more traditional style dwellings which reflect the other units within the development. The generally lower ridge heights, bulk and massing of the dwellings would be in minimal compared to the block of flats which previously were designed to occupy this space. Furthermore, the block of flats in the eastern part of the site has been reduced significantly in scale in response to the Inspector's concerns regarding prominence.
- 10.40 The impact of this design change ensures the prominence of the development is not as great when viewed from the public realm along all sides of the site. This is coupled with the limited removal of existing vegetation and the likely retention of parts of the northern high boundary wall which is a Non- Designated Heritage Asset within the Windsor NLP.

### Parking and Highways

- 10.41 Policy QP3 of the Borough Local Plan states that new development should seek to deliver easy and safe access and movement for pedestrians, cyclists, cars and service vehicles, maximising the use of sustainable modes of transport where possible.
- 10.42 The context of Policy QP3 is supported by the RBWM Parking Strategy (2004). This document remains relevant following the adoption of the Borough Local Plan and up to the point a replacement SPD document is adopted formally in its place.
- 10.43 Under the previously refused scheme at the site, and subsequent appeal decision the Planning Inspector raised no concerns as to the proposed infrastructure arrangement to support the site. This was owing to the applicant presenting a Unilateral Undertaking during the course of the public inquiry.
- 10.44 The applicant has provided a draft unilateral undertaking with the current proposal which covers three matters, Affordable Housing, Sustainability and Highway Works obligations. Owing to the nature of the agreement, legal services have advised that the UU should be prepared as a S106 agreement. Highways have stated that they will actively seek financial contributions from development that front or have access on the A308 corridor, thereby allowing the Borough to improve and encourage sustainable

modes of travel across its local and strategic highway network. The proposed contributions would allow the Council to contribute towards the delivery of safe movement to and from the site, as well as surrounding areas for residents and locals. The delivery of this would ensure the development complies with para c and d of Policy QP3.

- 10.45 Concerns were raised during the consultation period by local residents as to the impact the proposal would have on the highway network, and the safety of local network users. The application site has had an extensive history for use as a garden nursery/centre. Whilst the use has ceased to operate for a period of time following its closure, the activity and vehicular movement to and from the site would have been a reasonable number per day for a level of business enterprise such as this.
- 10.46 As part of the application process officers consulted RBWM highways who considered that the visibility splays of the proposed access would comply with local and national standards. Whilst the concerns of residents are noted, the proposed access is located further along Maidenhead Road further from the existing junction which enhances visibility splays into the road, and from the development. As such, no policy-based grounds for objection are raised with relation to the new access arrangements.
- 10.47 In 2019, under the application considered by the Council and subsequently dismissed at appeal concerns were raised by officers as to the local infrastructure deficiencies, notably with relation to cycle and pedestrian routes. As part of the public inquiry the applicant provided a Unilateral Undertaking which agreed to highway contributions allowing for the improvement of cyclists and pedestrians within the immediate vicinity. In continuation of this approach, the applicant has again provided a draft UU which demonstrates a commitment to an undertaking contributing to the aims of the recent A308 Corridor Study.
- 10.48 Further to the highway improvements, the supporting plans indicate that the site layout for plot type A, B and C (inclusive of C1 and C2) would allow for at least two off-street parking spaces. This would be achieved in the form of driveway spaces or integral garages.
- 10.49 The type D dwellings and the block of flats would benefit from on-street parking provision laid out in a considerate manner both with relation to the development as a whole, but equally within safe transitions of the buildings they serve. To the north of the site are disabled parking spaces which would provide adequate spacing standard for future users.
- 10.50 In total 67 parking spaces would be required to facilitate the development, as a maximum. The original site plan set out 69 spaces which would exceed the maximum required within the development and this was raised with the applicants. Subsequently an amended plan was provided which committed 67 parking spaces to the residential units. Although private parking spaces have been provided, no evidence of electric or passive vehicle charging provision within the site has been provided. The applicant acknowledges their responsibility in delivering this and have agreed to the use of a pre-commencement condition on delivering this across the site.
- 10.51 On balance, and in light of Highways comments it is considered that the proposed parking provision and commitment to highway and network enhancements would be sufficient to cater for the proposed development.

#### Impact on amenities of neighbouring buildings

- 10.52 Policy QP3 of the adopted Borough Local Plan states under sub section (m) that development should ensure it has 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.
- 10.53 A comparison between the previously refused scheme in 2019, and the current proposal before us identifies that the layout of properties to the west and north of the site is largely consistent between both proposals. The notable change to the current scheme is the replacement of a second block of flats with four houses along the southern perimeter of the site following concerns raised by the Inspector on design grounds.
- 10.54 As such, it is reasonable to consider earlier officers comments:
- 'The nearest residential properties are Willows Cottage, Willow House, Fold Cottage, Westlodge Cottage and Westwind Manor to the west, and nos. 1 and 2 Park Cottage, and nos. 1, 5 and 14 The Willows which are sited to the north on the opposite side of Maidenhead Road.*
- There would be a separation distance of approximately 20m between the proposed houses on plot no. 1-9 and Willow House and Fold Cottage. There is a lesser separation distance of approximately 16m between Willows Cottage and the proposed house on plot no. 11, but due to its orientation the proposed house would be angled away from Willows Cottage. As such, it is considered that there would be no undue impact in terms of loss of light, loss of privacy and visual intrusion to these neighbouring properties. It is noted that there would be garages sited within the rear garden of plot no. 1, 2, 5 and 8, close to the shared boundary. However, the garages would be single storey with an eaves height of approximately 2.2m at the eaves and hipped roof sloping away from the shared boundary. As such, the proposed garages are not considered to result in undue loss of light or visual intrusion.'*
- 10.55 The general relationship between the properties to the west of the application site, and the proposed dwellings along the western perimeter (Plot 1-12) has not materially changed to a degree that would lead to a different conclusion being reached. In addition, the distancing between Plot 1, 21 and the block of flats is again similar in relationship with the residential properties to the north. Whilst in some circumstances the relationship between dwellings is accepted as being less than set out in the residential design guide, the siting of properties, vegetation and highways separating properties plays a key consideration in the assessment of amenity.
- 10.56 Further to this, the proposed dwellings plots 13-16 are located a substantial distance from the nearest habitable properties as not to warrant any policy based objections.
- 10.57 In light of the previous decisions at the site including the planning appeal, there would be limited circumstances to raise policy-based objections over the proposal which would stand the test at appeal. As such, it is considered that the proposed development would not lead to a degree of amenity impact on neighbouring properties to warrant a policy-based objection.

### Trees

- 10.58 Policy QP3 of the Borough Local Plan raises the importance of respecting the natural environment, especially in relation to protecting trees and vegetation worthy of retention.

- 10.59 In addition to this, Policy NR3 states that development proposals shall maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of proposals.
- 10.60 The accompanying Arboricultural Impact Assessment which identifies that the trees proposed for removal are within the lower categories of C and U, meaning their amenity value or future amenity value is low. Higher value amenity trees in the category of A and B are shown to be retained, which are largely prevalent across the eastern, southern and western sides of the site and act as a natural screening buffer to the site. Consideration has also been given to trees outside of the development and their importance to the character of the site, and the loss of trees whilst regrettable is on balance acceptable owing to the retention of trees with higher amenity value. The amendments to the scheme including the removal of the southern block of flats would alleviate pressure on the southern boundary trees. The proposal is considered to meet point 4 of the proforma in this respect.
- 10.61 In addition to this, the applicant has prepared a landscaping masterplan. The masterplan demonstrates the ability and intent of the proposed development to introduce soft and hard landscaping features within the site. The level of hard surfacing proposed would be typical of a development of this size and scale. Key to the design of the masterplan is the ability of each dwelling to have a degree of soft landscaping within the front gardens to act as a buffer between transitions of dwellings, and private and public land.

#### Ecology

- 10.62 Policy NR2 of the Borough Local Plan seeks to ensure that development proposals will demonstrate how they maintain, protect and enhance the biodiversity of application sites including features of conservation value.
- 10.63 As part of the application the applicant provided an Ecological Impact Assessment, which was prepared in July 2021. The report concluded that which the site is within 5km of several international a nationally designated sites, the habitats on site are of low ecological value. It was identified that a hedgerow within the development was considered to be a priority habitat, but this is shown to be retained.
- 10.64 The remainder of the site was found to have some suitability for foraging and commuting bats, and the likely increase in light would affect this. As such, it was recommended by the Council's ecologist that conditions form part of any subsequent decision notice which serve to ensure that external lighting does not adversely impact on wildlife.
- 10.65 Whilst the proposed lighting condition would maintain and protect the ecological value of the site. Consideration must also be given to the ability of the site to enhance the biodiversity opportunities, especially in light of the site's relationship with other designated sites. As such, it would not be unreasonable of the LPA to seek biodiversity enhancements across the site to encourage bird and bat boxes, as well as other planting measures that would form part of the soft landscaping features within the site.

#### Archaeology

- 10.66 Under the previously refused application in 2019 (19/01755/FULL), the case officer stated the following:

*'The site lies within the Thames Valley which have been a focus of settlement, agriculture and burial from the earlier prehistoric period to the present day and important prehistoric finds have been recorded close to the application site. Therefore, the application site falls within an area of potential archaeological significance. If minded to approve, a programme of archaeological field evaluation in accordance with a written scheme of investigation, and any subsequent mitigation strategy, can be secured by condition. It is considered that this requirement can be secured post-permission in this particular case as there has been some previous development on the site.'*

- 10.67 Policy HE1 of the Borough Local Plan replaces the now replaced former Local Plan policy ARCH3. Policy HE1 seeks to ensure that applications for works in archeologically sensitive areas will be required to include a desk-top archaeological assessment.
- 10.68 It is imperative decision making is consistent and fair and subsequently it would be unreasonable of the Council to request this information at this stage. It is considered that the approach taken previously by officers was reasonable, and that a similarly worded condition should form part of any subsequent decision notice ensuring a WSI is provided.

#### SUDs

- 10.69 The sites position within the BLP as an allocated site seeks to ensure that the proposal benefits from appropriate measures of green and blue infrastructure. The matter of green measures has been addressed within the amenity spaces provided and landscape enhancement. The blue infrastructure is limited within the site owing to the absence of a water body in or through the site which could be enhanced or extended to. In light of this, it would not be appropriate to consider the site capacity appropriate for blue infrastructure opportunities.
- 10.70 Notwithstanding this, there remains an opportunity for the site to ensure that it implements appropriate SUDS measures which would not result in surface water drainage matters as a result of the increased capacity, and higher risk posed by housing compared to a garden centre. It has been recommended by the LLFA that a suitably worded condition form part of any subsequent decision notice which sets out the requirement for further information on drainage strategy within the site.

### **11. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 11.1 The development is CIL liable.

### **12. PLANNING BALANCE AND CONCLUSION**

- 12.1 The proposed development is consistent with the NPPF (2021) in so far as it would make efficient use of previously developed land in a highly sustainable location, achieving well-designed, quality housing. Furthermore, the site is allocated for housing development within the local development plan with the proposal delivering on the site-specific requirements.
- 12.2 It is considered that this proposed development is an improvement on the previous applications on this site. The proposals make efficient use of the previously developed land, in a sustainable location and the additional information submitted during the

course of the application are considered to weigh in favour of this scheme. For the reasons set out above, Officers are of the view that if this application is determined in accordance with the normal test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

12.3 Having regard for the Council's position on their housing supply, it can now be demonstrated that a 5-year housing supply is available. As such, there is no requirement to apply the tilted balance approach in line with the context of the NPPF. Notwithstanding this, the site allocation and its position within the development plan is afforded significant weight in delivering housing.

12.4 It is therefore recommended that planning permission is granted.

### **13. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan and site layout
- Appendix B/C – Landscaping Strategy/ Tree Protection Plan
- Appendix D – Proposed Elevations

### **14. 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 No development shall take place above slab level until samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.  
Reason: In the interests of the visual amenities of the area. Relevant Policy QP3 of the Borough Local Plan;
- 3 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.
- 4 Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwelling house the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.  
Reason: The prominence of the site requires strict control over the form of any additional development which may be proposed. Relevant Policies - Borough Local Plan QP3
- 5 No development shall take place until samples and/or a specification of all the finishing materials to be used in any hard surfacing on the application site have been submitted to and approved in writing by the Local Planning Authority and thereafter undertaken in accordance with the approved scheme.  
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 6 Prior to the commencement of any works of demolition or construction a management

plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan QP3 and IF2.

- 7 No roof-light(s) shall be inserted in the roof elevation(s) of plots 1, 21 and the block of flats (unit 23-30).

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan QP3.

- 8 No further roof-light(s) shall be inserted in the roof elevation(s) of plots 2 to 20..

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan QP3.

- 9 No development (excluding demolition) shall commence on the site until a surface water drainage scheme for the development, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. Details shall include: 1. Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details. 2. Supporting calculations confirming compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems. Where disposal of surface water runoff via infiltration is proposed the supporting calculations should be based on infiltration rates determined by testing carried out in accordance with BRE365. 3. 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 Borough Local Plan NR1, National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure that the proposed development is safe from flooding and does not increase flood risk elsewhere.

- 10 The existing access to the site of the development shall be stopped up and abandoned immediately upon the new access being first brought into use. The footways and verge shall be reinstated before the development is first occupied in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of highway safety and the amenities of the area. Relevant Borough Local Plan Policies QP3 and IF2.

- 11 No part of the development shall be occupied until vehicle parking space has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority including details of charging facilities for electric cars (fast charge and rapid charge points). The space approved shall be retained for parking in association with the development. Reason: To ensure that the development is provided with adequate parking facilities to reduce the likelihood of roadside parking which would be detrimental to the free flow of traffic and to highway safety and ensure that the development encourages sustainable travel. Relevant Policies - Borough Local Plan QP3 and IF2.

- 12 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall always thereafter be kept available for the parking of cycles in association with the development. Reason: To ensure that the development is provided with adequate parking facilities to encourage the use of alternative modes of transport. Relevant Policies- Borough Local Plan QP3 and IF2.



- 13 Prior to the commencement of the development above slab level, details of biodiversity enhancement, to include integral bird and bat boxes, tiles or bricks on the new buildings and trees, log piles, native and wildlife friendly planting (including pollen rich and fruit bearing species) and wildlife friendly boundary fencing, shall be submitted to and approved in writing by the Council. The biodiversity enhancements shall thereafter be installed as approved and a brief confirming that the biodiversity enhancements have been installed, including a simple plan showing their photographs in situ, is to be submitted to and approved in writing by the Council. Reason: To incorporate biodiversity in and around developments in accordance with Borough Local Plan Policies NR2 and NR3, as well as para 175 of the NPPF (2021).
- 14 No development above slab level shall commence until a report detailing the external lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report (if external lighting is proposed) 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, areas as being of importance for commuting and foraging bats, and positions of bird and bat boxes. 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 Borough Local Plan Policies NR2 and NR3 and para 180 of the NPPF.
- 15 No further window(s) shall be inserted at first floor level in the elevation(s) of the dwellings hereby approved.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H11.
- 16 The first floor window(s) in the eastern and western elevation(s) of plots 1 and 21 serving the habitable rooms shall be of a permanently fixed, non-opening design and fitted with obscure glass and the window shall not be altered.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan QP3.
- 17 The first floor window(s) in the eastern and western elevation(s) of the plots 1 and 21 serving en-suites and bathrooms shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the window shall not be altered.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.

## Site Location Plan and Site Layout





## Landscaping Strategy





## Tree Protection Plan



## Appendix D

### Proposed Elevations

**PLOT 22**



**PLOTS 1 + 21 (Handed)**



PLOTS 2 + 3 + 10 (Handed)



Type B  
Front Elevation  
11.00m x 7.11m



Type B  
Side Elevation  
11.00m x 7.11m



Type B  
Rear Elevation  
11.00m x 7.11m



Type B  
Side Elevation  
11.00m x 7.11m



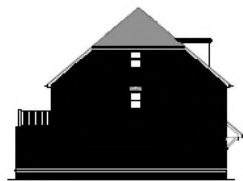
Type C  
Front Elevation  
11.00m x 7.11m



Type C  
Side Elevation  
11.00m x 7.11m



Type C  
Rear Elevation  
11.00m x 7.11m

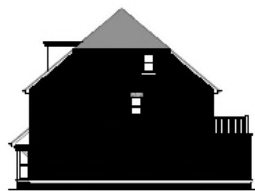


Type C  
Side Elevation  
11.00m x 7.11m

PLOTS 11 + 12



Type C  
Front Elevation  
11.00m x 7.11m



Type C  
Side Elevation  
11.00m x 7.11m



Type C  
Rear Elevation  
11.00m x 7.11m



Type C  
Side Elevation  
11.00m x 7.11m

PLOTS 15+16 and 13+14 (Handed)



Type C  
Front Elevation  
11.00m x 7.11m

Type C  
Front Elevation  
11.00m x 7.11m



Type C  
Side Elevation  
11.00m x 7.11m



Type C  
Rear Elevation  
11.00m x 7.11m

Type C  
Rear Elevation  
11.00m x 7.11m



Type C  
Side Elevation  
11.00m x 7.11m

PLOTS 17 + 18 + 19 + 20



Type D  
Front Elevation  
1:100 @ A1



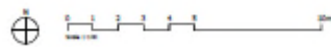
Type D  
Side Elevation  
1:100 @ A1



Type D  
Rear Elevation  
1:100 @ A1



Type D  
Side Elevation  
1:100 @ A1



PLOTS 23 - 30



Types F + G  
West Facing Elevation  
1:100 @ A1



Types F + G  
South Facing Elevation  
1:100 @ A1



Types F + G  
East Facing Elevation  
1:100 @ A1



Types F + G  
North Facing Elevation  
1:100 @ A1





BUTTER ARCHITECTS