

DEVELOPMENT CONTROL PANEL

3 August 2022

Item: 2

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| Application No.: | 21/03536/FULL |
| Location: | The Briary And Briary End And Briary Cottage And Cotton Hall House And Eton Wick Chapel Eton Wick Road Eton Windsor |
| Proposal: | The redevelopment of the site comprising of the erection of a Boarding House containing 55 bedrooms (Class C2) including staff accommodation, car parking and associated facilities to be linked to the existing building (The Briary). Single storey side/rear extension, single storey infill extension and alterations to The Briary following demolition of the existing two cottages (Briary End and Briary Cottage) and associated outbuildings. Erection of a new garage and wall linked to the Boarding House and relocation of the gates within the curtilage of Cotton Hall and works to the wall enclosing the Chapel and Lychgate and resiting of a post box. Relocation of the existing vehicular access, new loading bay and associated highways works to Eton Wick Road and associated hard and soft landscaping. |
| Applicant: | C/o Savills |
| Agent: | Mr John Bowles |
| Parish/Ward: | Eton Town Council/Eton And Castle |
| If you have a question about this report, please contact: Briony Franklin on 01628 796007 or at briony.franklin@rbwm.gov.uk | |

1. SUMMARY

- 1.1 The proposal to redevelop the site to provide a 55-bedroom boarding house for Eton College is acceptable in terms of design and impact on heritage assets, parking and access and ecology subject to relevant conditions being secured.
- 1.2 Concern is raised regarding the potential impact of the proposal on an off-site lime tree and a yew tree at the front of the site. Subject to a tree bond being secured to pay for any replacement planting, should this be necessary, no objection is raised to the proposal on tree grounds subject to relevant conditions being secured.
- 1.3 The Environment Agency has raised concerns regarding the flood compensation scheme and further information has been supplied. The final views of the EA are awaited.

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| It is recommended the Committee authorises the Head of Planning: | |
| 1. | To grant planning permission with the conditions listed in Section 14 of this report following: 1) Removal of the EA objection; 2) The satisfactory completion of a section 106 securing a tree bond to fund any replacement tree planting and to secure the carbon off set contribution. |
| 2. | To refuse planning permission if: 1) The EA maintain their objection because the proposed development would reduce floodplain storage capacity; and/or 2) an undertaking to secure a tree bond and carbon off-set fund is not satisfactorily completed. |

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 application site lies on the periphery of the built-up area of Eton College in Eton and measures approximately 0.45 hectare. It currently comprises two late 19th century semi-detached cottages (Briary End and Briary Cottage) situated close to Eton Wick Road and some outbuildings. A Master's House (The Briary), a large Arts and Craft House is situated towards the rear of the site. The site is heavily treed and backs onto a footpath.
- 3.2 To the west of the site lies the Cemetery Chapel and Lynch Gate which are both grade II listed. Cotton Hall House, a large boarding house lies to the east of the site and is identified in the Eton Conservation Appraisal (2009) as an Important Non-Listed Building.

4. KEY CONSTRAINTS

- 4.1 The site lies within the Eton Conservation Area and adjacent to grade II listed buildings and a non-designated Heritage Asset. The site is located within Flood Zone 3a 'high probability' of flooding. There are several trees on and adjacent to the site.

5. THE PROPOSAL

- 5.1 The proposal involves the demolition of a pair of semi-detached, two storey cottages which front onto Eton Wick Road (Briary End and Briary Cottage) and associated outbuildings/garages and the construction of a new 2/3 storey boarding house for Eton College comprising 55 bedrooms and associated College staff accommodation. The Briary, an attractive 2 ½ storey dwelling to the rear of the site, is proposed to be retained and refurbish/altered and integrated into the new boarding house development. The existing access is to be relocated and a new driveway provided close to the western boundary together with a new layby at the front of the site. Alterations to the adjacent listed wall close to the new site entrance are proposed to improve visibility and listed building consent for these alterations is sought under a separate application. The existing garage building within the curtilage of Cotton Hall is to be demolished and a new building incorporating a garage and substation is proposed together with a new wall. Hard and soft landscaping including external courtyards are proposed.
- 5.2 The scheme is understood to be required to meet an identified need to deliver modern boarding accommodation to allow the College to increase its capacity. No new boarding houses have been delivered by Eton College for 50 years. Eton College currently has 25 boarding houses. Each house is presided over by a House Master and are assisted by a 'Dame'.
- 5.3 The ground floor of the proposed development would comprise a kitchen, dining room, TV room, games room, cycle store, bin store and plant room. The first floor would comprise 39 bedrooms, some with en-suite bathrooms. The second floor would comprise 16 bedrooms, some with en-suite bathrooms and a library. The staff accommodation would comprise 4 individual residential units. The House Master's 4

bed unit and the Deputy's 2 bed unit would be incorporated within The Briary. The other Deputy's 2 bed unit would be provided within the linked extension and the 2 bed Dame accommodation would be located at the front of the proposed building.

- 5.4 Associated off-site works, including a flood compensation scheme and biodiversity enhancement are proposed.
- 5.5 The College has undertaken consultation with a wide range of stakeholders and the local community prior to submitting the application and a Statement of Community Involvement has been provided.

6. RELEVANT PLANNING HISTORY

| Reference | Description | Decision |
|--------------|---|-----------------------|
| 21/03514/LBC | Consent for alterations and rebuilding of wall to west of The Briary and east of Eton Wick Road Chapel and Lynch gate including relocation of post box. | Pending Consideration |

7. DEVELOPMENT PLAN

- 7.1 The main relevant policies are:

Adopted Borough Local Plan

| Issue | Policy |
|---|--------|
| Climate Change | SP2 |
| Character and Design of New Development | QP3 |
| Historic Environment | HE1 |
| Managing Flood Risk and Waterways | NR1 |
| Nature Conservation and Biodiversity | NR2 |
| Trees, Woodlands and Hedgerows | NR3 |
| Contaminated Land and Water | EP5 |
| Sustainable Transport | IF2 |

Adopted Eton and Eton Wick Neighbourhood Plan (2016-2036)

| Issue | Policy |
|-------------------------|--------|
| Development within Eton | HD3 |
| Flooding | EN3 |
| Bicycle Parking | TI3 |
| Biodiversity | EN1 |

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Documents

- Borough Wide Design Guide
- Eton Conservation Area Appraisal (2009)
- RBWM Strategic Flood Risk Assessment

Other Local Strategies or Publications

- Interim Sustainability Position Statement
- Corporate Strategy
- Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

33 occupiers were notified directly of the application.

The planning officer posted notices advertising the application at the site on the 16th of December 2021 and the application was advertised in the Local Press on the 16th of December 2021.

No objections have been received. 1 letter of support has been received from a local Chartered Architect. His comments are summarised as:

| Comments | Where in the report is this considered |
|---|--|
| 1. The Art's & Craft styling is just right | See section 10 (i) |
| 2. The loss of Briary Cottages is not significant | |
| 3. Retention of the Briary is welcomed | |
| 4. Ground floor bay to Dame's accommodation seems at odds with street scene. | |
| 5. Uppermost gables are bland – might benefit from the Arts & Craft features. | |
| 6. The quality of construction and materials is key – Sample panels should be required. | |

Statutory consultees

| Consultee | Comment | Where in the report this is considered |
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| | No objection | See section 10 (i) |

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| Historic England | | |
| Environment Agency | Object and recommend refusal. Comments awaited on further information | See section 10 (ii) |
| LLFA | No objection. Condition recommended. | See section 10 (ii) |

Consultees

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|--------------------------|--|----------------------|
| Conservation Officer | No objection. Conditions recommended. | See section 10 (i) |
| Tree Officer | Concern raised regarding potential impact on trees. | See section 10 (iii) |
| Highways | No objection. Revision to cycle store design required. Conditions recommended and a section S38/S278 Agreement (Highways Act 1980) to be secured. | See section 10 (v) |
| Ecology Officer | No objection. Conditions recommended. | See section 10 (iv) |
| Archaeology Officer | No objection. Condition recommended. | See section 10 (i) |
| Environmental Protection | No objection. Condition(s) and informatives recommended. | See section 10 (vii) |
| Thames Water Utilities | No objection. Condition recommended. | See section 10 |

Others (e.g. Parish and Amenity Groups)

| Group | Comment | Where in the report this is considered |
|-------------------------------|--|--|
| Buckinghamshire Gardens Trust | A report entitled Eton (St John) Cemetery July 2020 compiled by Dr Sarah Rutherford may be of assistance when considering the application (copy supplied). | Passed to Conservation officer for information |
| Eton Town Council | No comments received. | |

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Design and Heritage Assets
- ii Flood Risk and Drainage
- iii Trees and landscaping
- iv Ecology and Biodiversity Enhancement
- v Parking and Highway Impacts
- vi Climate Change and Sustainability
- vii Land Contamination
- viii Other Material Considerations

i Design and Heritage Assets

- 10.2 The application has been accompanied by a Planning Statement, a Design and Access Statement (document number ENBH-HAL-ZZ-RP-A-9030) Revision C – March 2022, a Built Heritage and Townscape Visual Impact Assessment and addendums and an Archaeological Desk Based Assessment.
- 10.3 A site selection process has been carried out by the applicant and 5 potential development sites assessed. The proposed site is accepted to be the most suitable in terms of site constraints, being outside the Green Belt, its location within safe and convenient walking distance of teaching and recreation space and its proximity to other boarding houses and to the centre of Eton.
- 10.4 The proposal has been subject to extensive pre-application engagement with RBWM officers, the Design South East Review Panel and Historic England. The proposal has undergone several design amendments.
- 10.5 Borough Local Plan policy QP3 sets out the design principles for achieving high quality design including respecting and enhancing the local, natural, and historic character of the environment, paying particular regard to layouts, rhythm, density, height, scale, bulk, massing, and proportions. The site lies within the Eton Conservation Area and adjacent to the grade II listed Chapel and Lynch Gate and Cotton Hall House, Westbury, and Waynfilet Houses which have been identified as being of local importance in the Conservation Area Appraisal (2009) and are considered as non-designated heritage assets. Borough Local Plan policy HE1 requires development proposals to demonstrate how they preserve or enhance the character, appearance and function of heritage assets and their setting. Neighbourhood Plan policy HD3 sets out design guidelines for development within Eton.
- 10.6 The site includes late 19th century modest scale cottages, Briary Cottage and Briary End, located close to the Eton Wick Road frontage, and currently occupied by staff. They have an overall height of approximately 7.1m to 7.6m and come close to the western boundary. The Briary, built in 1870, is an attractive, large Arts and Craft style house located to the rear of the site and is not visible from the road. In terms of space and urban form/layout, the site forms a transition between the taller more densely developed college buildings to the east and the open space of the cemetery to the west. The views of the site are mainly from the road and the adjacent cemetery.
- 10.7 The retention and reuse of The Briary is welcomed. The two cottages fronting Eton Wick Road, proposed to be demolished, are considered to make a limited contribution to the character and appearance of the CA and their demolition would cause some limited harm. No objection to their demolition is raised in principle however subject to

the buildings being recorded in accordance with best practice and this can be secured by condition. The Arts and Crafts influenced design approach of the new building is supported together with the use of good quality traditional building materials including red and stock bricks, flint and natural clay roof tiles which reflect those of Eton College buildings and the adjacent Chapel.

- 10.8 The proposal would comprise a 2/3 storey building sited close to the Eton Wick Road frontage. The building would have an overall height of 11.3m and has been designed with a hipped roof close to the site frontage. The building would extend into the site and the flank elevation which faces the cemetery would measure 47m. The proposed link between the main building and The Briary would be subservient to the main building. The proposed building would be set around two courtyards and separated from the adjoining cemetery by a new driveway. A Yew tree on the Eton Wick frontage is proposed to be pruned and retained. The proposed roof scape is made up of a series of pitched roofs and step down towards the site boundaries. The scale and massing of the proposed building would sit comfortably within the site. The flank elevation facing the adjacent cemetery is quite extensive, when compared to the existing situation. However, the harm to the setting of the adjacent Chapel and cemetery would be less than substantial and of a low level due to the high quality of the design, the use of good quality materials and the remaining greenery within the cemetery. The TVIA report identifies that the impacts relating to the proposal are likely to be limited primarily to the areas of the surrounding townscape and the open green space of the adjacent Cemetery. The visibility of the proposed boarding house would be relatively limited from locations within the wider townscape and the effects on the character of the street scene and wider townscape would be acceptable.
- 10.9 Overall the high-quality replacement building would serve to maintain the college character of this area of the Eton Conservation Area and the overall architectural quality of the proposal is considered good including the elevation facing the cemetery. The design of the courtyards and landscaped area would reflect the established character of the college boarding houses quads and gardens and would provide useable and attractive space for the boarders and staff.
- 10.10 The Conservation Officer considers the proposal to be well-designed, thoughtful, and thorough and supports a recommendation for approval subject to conditions. The design quality would make a positive contribution to the local character and distinctiveness of the site itself and the locality. Although the proposal would cause a low level, less than substantial harm to the setting of the listed chapel this needs to be weighed against the public benefits (as per paragraph 202 of the NPPF) of the proposal. In this case this low level of harm is considered to be outweighed. The proposal would have no impact on the Conservation Area. Historic England has confirmed that the proposal would not harm the character and appearance of Eton Conservation Area and would not harm the significance of nearby listed buildings and raises no objection to the proposal on heritage grounds.
- 10.11 The application falls within an area of archaeological significance and Berkshire Archaeology has recommended a condition to mitigate the impacts of the development to include a programme of archaeological work including a Written Scheme of Investigation.
- 10.12 Subject to securing appropriate conditions to include the approval of panel samples for the brickwork and flint, the proposal is of high-quality design and acceptable in terms of its impact on the character and appearance of the site itself and the locality and would have an acceptable impact on the Heritage Assets in accordance with Borough Local Plan policies QP3 and HE1 and Neighbourhood Plan policy HD3.

ii Flood Risk and Drainage

- 10.13 The application site lies within Flood Zone 3a, a 'high probability' of flooding. The application has been accompanied by a Flood Risk Assessment, a Sequential Test, a Surface Water Drainage Strategy, and a letter dated 29th March which responds to the EA objection.
- 10.14 Borough Local Plan NR1 states that development proposals in flood zones 2 & 3 will only be supported where it has been adequately demonstrated that the development is located and designed to ensure that flood risk is acceptable. In all cases the development should not itself, or cumulatively, materially impede the flow of flood water, reduce the capacity of the floodplain to store water, increase the number of people, property, or infrastructure at risk of flooding or cause new or exacerbate existing flooding problems either on the site or elsewhere. Neighbourhood Plan policy EN3 requires that development should not increase maximum flood levels within adjoining properties.

Sequential Test

- 10.15 The proposal constitutes a 'More Vulnerable' land use which is considered appropriate within Flood Zone 3a subject to passing the Sequential Test and Exception Test. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. If following the Sequential Test, it is not possible for the development to be in areas with a lower risk of flooding the Exception Test may have to be applied. To pass the Exception Test it should be demonstrated that the development would provide wider sustainability benefits to the community that outweigh the floor risk and that the development will be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere and where possible, reducing flood risk overall.
- 10.16 As the proposal relates to new boarding accommodation for boys attending Eton College the search area extends to a maximum of a 10-minute walking distance from teaching and recreation space at the College. An Alternative Site Assessment has considered 5 possible development sites (including the application site) in terms of availability and suitability. The majority of Eton is covered by Flood Zone 3 and all the identified sites lie within Flood Zones 3a/b and the Conservation Area. There is an area within the centre of Eton which lies outside Flood Zone 3 however this is the heart of Eton Conservation Area and comprises important Grade I and II listed Buildings and this area is unsuitable as an alternative site for development. Following an assessment of the sites it is accepted that there is no reasonably available alternative site in a lower flood risk zone and the Sequential Test has been passed.

Exception Test

- 10.17 The Planning Statement states that the development will contribute towards wider sustainability benefits, including extending its ability to offer a world-class secondary education to more individuals, as well as increasing the number of means tested fully funded bursaries awarded to boys from less fortunate and more vulnerable backgrounds from the current 90 up to 140. It will also assist with opening up permanently its free online learning study courses and develop new courses, to help set up and co-sponsor more sixth form colleges and create partnerships with a wider

national network of as many as 50 schools and youth organisations, particularly in disadvantaged area and to run residential summer schools.

- 10.18 The final views of the EA are required before it can be confirmed whether the Exception Test is passed.

Flood Risk Mitigation

- 10.19 The flood risk mitigation strategy is set out in Section 7 of the FRA and includes:

The finished floor level will need be set at the 1 in 100 annual probability +35% allowance for climate change flood level. The flood level for the site is 20.60m AOD and therefore the minimum finished floor would need to be 20.90m AOD. The floor level of the existing Briary House will be retained at 20.45m AOD. Due to planning constraints and to avoid an excessive internal change of level between the existing and new built elements the applicant has chosen not to raise the floor level to achieve 20.90m AOD and the finished floor level is proposed to be set at 20.60m AOD in combination with other mitigation measures. The building finishes are stated to be easily replaceable materials up to the design flood level of 20.60m AOD for both the refurbishment proposals for Briary House and the new development however no details of these 'finishes' have been supplied and further details would need to be secured by condition.

The net loss of flood storage on the site has been calculated to be approximately 600 cubic metres. A flood compensation scheme is proposed on land owned by Eton College situated to the south of Eton Wick Road, between the viaduct and the A332 to the south-west of the application site. It is proposed to lower existing site levels on the site to provide an overall betterment of the floodplain storage. The proposed works do not form part of the current application and a separate planning application would need to be submitted to and approved by the LPA before any development can be implemented. This would need to be secured by condition. The EA has objected to the proposal on the basis that the submitted FRA has not adequately demonstrated that the proposed development will not result in a loss of flood plain storage within the 1% annual probability (1 in 100) flood extent with an appropriate allowance for climate change. The EA consider that there is insufficient evidence to show that the compensation scheme is hydraulically connected to the location of the site and the on-site flood storage analysis is unclear so that the compensation proposed cannot be adequately assessed. The applicant has provided a letter dated 29th March 2022 in response to these comments and further comments are awaited from the EA.

During the peak of the 1 in 100 annual probability +35% allowance for climate change flood event safe access would not be available to most via Eton Wick Road. Safe access is proposed to be managed via the wider Eton College procedures and formalised through the preparation of a 'Flood Warning Evacuation Plan' as part of the College Emergency Plan. This approach has been accepted when assessing other Eton College proposals and as a slow responding catchment there would be significant advance warning of potential flooding.

The existing surface water flood risk is low, and the surface water drainage strategy set out in Appendix D of the FRA is based on on-site attenuation in the form of cellular soakaways and permeable pavements with a combination of stone and cellular sub-base, with infiltration to ground, in line with the SuDs hierarchy. The LLFA has raised no objection to the proposal subject to securing further details by condition.

10.20 The final views of the EA have been sought on the applicant's response to the objection. The recommendation to approve is subject to the EA removing their objection.

iii **Trees and Landscaping**

10.21 The application has been accompanied by a Tree Constraints Plan, an Arboricultural Impact Assessment, an Arboricultural Method Statement (dated 11th April 2022), a Landscape Report, a Landscape Master plan and Landscape proposals Planning Issue – Rev C prepared by Bowles and Wyer.

10.22 Borough Local Plan NR3 requires development proposals to protect and retain trees and where harm to trees is unavoidable, provide appropriate mitigation measures and plant new trees where possible.

10.23 There are several important trees on and adjacent to the site including trees along the eastern boundary which provide screening to Cotton Hall House. There are 50 trees on the site and the adjoining land which are in proximity to the development. Of the 50 surveyed, 1 is category A, 20 are category B, 28 are category C and 1 is category U. A total of 30 trees (18 native trees and 12 non-native) are proposed to be removed to facilitate the development most of which are category C trees. The trees along the eastern boundary including a large Beech tree (T26), Lime trees (T31-35) and Grey Poplar (T39) are shown for retention as is the Yew tree at the front of the site which is proposed to be pruned.

10.24 The landscaping approach has been developed around three main character areas, the boy's courtyard, which is to be hard landscaped, the housemaster's courtyard and the housemaster's garden. The surface materials would comprise a mix of permeable natural stone paving, setts, and clay pavers in contrasting patterns to denote paths and routes. A total of 20 trees are proposed to be planted across the site including 3 legacy trees which will become key features within the landscape. The proposed trees include attractive species that provide seasonable interest as well as species that are beneficial to pollinators and other wildlife.

10.25 The tree officer has raised concerns that some trees shown to be retained could be adversely affected by the proposal. These include the roots of an off-site Lime tree (T42) close to the new vehicular entrance, which is one of the feature trees lining the cemetery, and the roots of the Yew tree (T1) which could be affected by the proposed layby. Despite indicative no dig build up details being provided for the proposed driveway and details provided in the AMS to indicate that the grading down to highway level can be achieved and no dig construction and surfaces proposed to lessen the impact on the Yew tree, the tree officer is still concerned that the Lime and Yew tree could ultimately be lost. A tree bond has been suggested by the applicant which would fund the cost of replacement trees should this be required, and a tree bond will need to be secured via a section 106 legal agreement.

10.26 A no-dig construction method is proposed around the horse chestnut T25, beech T26, common limes T31-T35 and the grey poplar T39. Voided foundations are also proposed for the parts of the building that encroach with the RPA of these trees. The foundations are designed using a raised pile solution to allow for a void below the building and precast brick arches are proposed to be used between the proposed pile locations. The extent of the voids and position of the piles are shown on drawing number 21071-SFK-ZZ-OO-DR-S-0101 P2. The AMS includes details of the routing and installation of services and details of construction methods and mitigation

measures. A condition will need to be secured to ensure that the development is carried out in accordance with the measures set out in the AMS.

- 10.27 Overall, it is considered that the landscape scheme has been appropriately designed and would help to mitigate the loss of trees on the site. It is also proposed to plant new native trees off-site (on land owned by the College) as part of the biodiversity net gain provision within an existing woodland strip 220m from the site, the details of which are set out below.
- 10.28 Subject to securing appropriate conditions and a tree bond it is considered that the proposal accords with Borough Local Plan policy NR3.

iv Ecology and Biodiversity Enhancement

- 10.29 The application has been accompanied by an Ecological Impact Assessment (Davidson- Watts Ecology Ltd, March 2022) which has been undertaken to an appropriate standard.
- 10.30 Borough Local Plan NR2 states that development proposals will be expected to demonstrate how they maintain, protect, and enhance the biodiversity of application sites and will be required to apply the mitigation hierarchy to avoid, mitigate or as a last resort compensate for any adverse biodiversity impacts. NP policy EN1 states that proposals that can demonstrate net gains in biodiversity and enhancement to ecological networks and connectivity will be supported.
- 10.31 The site does not contain suitable habitat to support great crested newts or badgers and only contains a small area of habitat that has the potential to support reptiles. No further survey or mitigation for these species is deemed necessary. The site has the potential to support nesting birds. The site also contains cotoneaster, an invasive species and to prevent the spread during the development a condition will need to be secured to require an invasive non-native species method statement to be submitted and approved by the LPA.
- 10.32 The existing buildings on the site have the potential to support roosting bats and further surveys have been undertaken. The Briary was found to host one common pipistrelle day roost and five soprano pipistrelle day roosts and Briary Cottage was found to host one common pipistrelle day roost. A licence for the development works affecting bats will need to be obtained from Natural England before works which could impact upon the roosts can commence. The report provides mitigation and recommendations for ensuring that bats are not harmed and that replacement roosting sites are provided within the new development. Providing this is implemented, the favourable conservation status of bats will be maintained. A condition will need to be secured to ensure that a licence is obtained from Natural England which requires the implementation of a bat mitigation strategy. A condition to ensure that new external lighting would not adversely affect bats and other wildlife will also need to be secured.
- 10.33 Details of Biodiversity Net Gain are set out in Section 8 of the Ecological Impact Assessment (Davidson- Watts Ecology Ltd, March 2022). Offsite biodiversity enhancement works are proposed on a field to the northwest of the application site. A vegetation survey was undertaken of a 200 sq.m area of grassland adjacent to an existing woodland strip that is 220m from the site along a connected corridor. It is proposed to create a connected broadleaved woodland/scrub habitat mosaic to increase the woodland edge area available to foraging bats. It comprises 100sq.m of connected broad-leaved woodland habitat and scrub and includes tree planting to

provide shelter for nesting and foraging birds, reptiles and invertebrates to provide an overall Biodiversity Net Gain of 20%. A condition will need to be secured to ensure that the biodiversity enhancements are provided.

- 10.34 The EIA refers to the site being within 5km of the Thames Basins SPA. This is incorrect and no mitigation is required. The site lies some distance from the Windsor Forest and Great Park SAC and the proposal would have no significant effect on this SAC and an appropriate assessment is not required in this case. The Council's ecology officer has raised no objection to the proposal on ecological grounds subject to securing appropriate conditions and the proposal accords with Borough Local Plan policy NR2 and NP policy EN1.

v Parking and Highway Impacts

- 10.35 The application has been accompanied by a Transport Statement which includes a swept path assessment – Appendix A and details of the proposed site access arrangement – Appendix B. A Technical Note to address comments provided by the Highways section has also been provided.
- 10.36 The proposal involves stopping-up the existing access and the construction of a new site access and driveway along the western edge of the site. Part of the adjacent grade II listed cemetery wall will need to be foreshortened and the integrated post box relocated to provide adequate visibility. The new driveway provides access to the northern courtyard area which would allow sufficient space for Light Good Vehicles and cars to access and turn around. Emergency fire tender access would also be achieved via the proposed access.
- 10.37 Two on-street parking spaces subject to a short stay, 2 hours maximum parking restriction on Eton Wick Road would be lost because of the proposed new access. A parking layby is proposed to be provided at the front of the site to compensate for this and to provide an off-carriageway area for refuse collection and HGVs deliveries to the site. Refuse servicing is anticipated to be undertaken once a week (Monday to Friday). The day-to-day deliveries (e.g. parcels, food, catering or laundry) would be undertaken at the rear of the site with a turning area provided to accommodate vehicles up to a size of 7.5t Panel vans. It is anticipated that the site would generate less than 1 HGV per week using the layby. Given the frequency of usage there is unlikely to be a conflict between the use of the layby for parking in association with the adjacent chapel and the proposed development.
- 10.38 There would be a negligible increase in traffic added to the local highway network. The new boarding house would fall under the college-wide travel plan. Drop off and collection of boys at the start and finish of terms would be managed by the College to minimise any disruption or impact on the local highway network.
- 10.39 The new driveway would serve four parking spaces in the northern courtyard comprising three garage spaces and one forecourt space, for each member of permanent staff. The proposed cycle store would provide 26 cycle spaces with the use of double decker cycle racks. An amendment to the internal width of the cycle store has been requested by the Highways section and further amendments are awaited.
- 10.40 A Construction Traffic Management Plan has been prepared to provide a framework for the management of construction traffic to and from the site during the construction phase of the development. The plan seeks to minimise the effects of heavy goods vehicles and other vehicles travelling to and from the site during the construction phase and ensure safety for all road users.

10.41 The Highway section has raised no objection to the proposal on highway safety or parking grounds subject to conditions. A section S38/S278 Agreement (Highways Act 1980) to cover the construction of the highway works and the adoption of the new footway and carriageway will be required. Overall, the proposal accords with Borough Local Plan policies QP3 and IF2 and Neighbourhood Plan policy TI3.

vi Climate Change and Sustainability

10.42 The application has been accompanied by an Energy and Sustainability Statement.

10.43 Borough Local Plan policy SP2 requires all development to demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change and it will be expected that any new development would accord with the Council's Interim Sustainability Position Statement.

10.44 The Energy and Sustainability Statement sets out how the building meets the 7 criteria set out in the ISPS.

- The carbon off set contribution has been calculated to be £33,120 which will need to be secured by a s106 agreement.
- Energy saving measures include high airtightness, a highly insulated thermal envelop, low energy light sources and a ground source heat pump.
- The proposal has been designed to Passivhaus standards.
- The accommodation will be supplied with a three-phase power supply.
- All four new car parking spaces to be provided with active EV charging facilities
- The accommodation will be provided with a high-speed internet connection.
- The use of low flow fittings, both showers and wash hand basins and provision of regulating valves to control flow will limit the amount of water used.

10.45 Subject to securing a s106 agreement to secure the carbon off set contribution and a condition to ensure the development is carried out in accordance with the measures set out in the Energy and Sustainability Statement, the proposal accords with Borough Local Plan policy SP2 and the ISPS.

vii Land Contamination

10.46 A Geotechnical and Geo-environmental Desk Study accompanies the application.

10.47 Borough Local Plan policy EP5 requires development proposals on land suspected to be contaminated to demonstrate that there will be no harm arising from contamination to the health of future users or occupiers and that the proposal will not cause unacceptable harm to the environment. The report states that there is a possibility of contamination in the form of heavy metals, hydrocarbons and asbestos. The report concludes that an intrusive ground investigation should be undertaken to better qualify the risks and Environmental Protection team has recommended a contaminated land condition be secured.

viii Other Material Considerations

10.48 The site lies some distance from any residential properties and the proposal would have no unacceptable impact on the living conditions of the adjacent boarding houses to the east and north of the site.

10.49 Thames Water has confirmed that there is sufficient water network infrastructure capacity and sewerage capacity in the foul water sewer network to serve the development. The site is located within a Source Protection Zone of a groundwater abstraction source. These zones are used for potable water sources for public water supply for which Thames Water has a statutory duty to protect. Borough Local Plan EP5 requires proposals to demonstrate they will not cause unacceptable harm to the quality of groundwater and development proposals should demonstrate how they will achieve remedial or preventative measures and submit any supporting assessment. Thames Water has requested a condition to provide details of a Source Protection Strategy and this can be secured.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

11.1 The development is not CIL liable.

12 CONCLUSION

12.1 The proposal is understood to be required to meet an identified need to deliver modern boarding accommodation to allow the College to increase its capacity. Other sites have been assessed but the proposed site is the best solution. The proposal provides a high-quality standard of design and would have an acceptable impact on the heritage assets. The loss of trees can be adequately mitigated and subject to the EA's final comments any flood risk compensated for.

13. APPENDICES TO THIS REPORT

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

14. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be 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 works shall commence until a programme of building recording and analysis of the existing buildings to be demolished has been submitted to and approved in writing by the Local Planning Authority. The work shall be undertaken by a person or body to be approved by the Local Planning Authority and in accordance with Historic England recording Level 3. A written scheme of investigation shall also be approved by the Local Planning Authority.
Reason: To ensure that a proper record of these historic buildings is achieved. Relevant Policies - Local Plan HE1.
- 3 No development above slab level shall commence until a schedule of materials to be used on the external surfaces of the development has been submitted to the Local Planning Authority and samples have been agreed on site and in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: To protect and preserve the character of the Conservation Area. Relevant Policies - Local Plan HE1.
- 4 No development above slab level shall commence until sample panels of the flint and

brickwork showing the proposed flint and brickwork, method of bonding, colour of mortar and type of pointing have been prepared on site and approved in writing by the Local Planning Authority. The work shall be undertaken in accordance with the approved details.

Reason: To protect and preserve the character of the Conservation Area. Relevant Policies - Local Plan HE1.

- 5 No development above slab level shall commence until detailed drawings to a scale of 1:20, 1:10, 1:5 or full size as appropriate, detailing the design, materials and finishes of the new and replacement windows, dormers, extract vents, external pipe work, external doors, ramps, handrails and steps and gates shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved plans.
Reason: To protect and preserve the character of the Conservation Area. Relevant Policies - Local Plan HE1.
- 6 All external rainwater goods including down pipes shall be in cast metal and painted in a colour to be first agreed in writing by the Local Planning Authority prior to installation in accordance with the approved details.
Reason: To protect and preserve the character of the Conservation Area. Relevant Policies - Local Plan HE1.
- 7 Prior to work commencing on the boundary wall details of any excavation and below ground level works adjacent to the footings of the listed wall shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in the accordance with the approved details.
Reason: To ensure the stability of the listed wall is maintained and to preserve the Heritage Asset. Relevant Policies - Local Plan HE1.
- 8 No works of demolition shall begin until a binding contract has been entered into for carrying out of the works for the redevelopment of the site in accordance with the approved details. Details of the contact shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the binding contract.
Reason: To ensure that premature demolition does not take place that could cause an unsightly and derelict site in the Conservation Area. Relevant Policies - Local Plan HE1.
- 9 No development above slab level shall commence 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: To protect and preserve the character of the Conservation Area. Relevant Policies - Local Plan HE1.
- 10 Details of the design and type of any external lighting to be used in the development shall be submitted to and approved in writing by the Local Planning Authority and shall be installed in accordance with the approved details.
Reason: To protect and preserve the character of the Conservation Area. Relevant Policies - Local Plan HE1.
- 11 No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include as assessment of significance and research questions and:

1. The programmes and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall take place in accordance with the approved Written Scheme of Investigation. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential for all periods. The potential impacts of the development can be mitigated through a programme of archaeological work. Relevant policy - Local Plan HE1.

- 12 The development shall be undertaken in accordance with the Arboricultural Method Statement dated 11th April 2022, drawing number 2867-11-04 entitled 'Access Road Section' and drawing number 21072-SFK-ZZ-OO-DR-S0101 Rev P2 entitled 'Ground Floor Arrangements' which shows the extent of the voids and the screw piles, received on the 29th April 2022 unless any variation is first agreed in writing by the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policy - NR3.

- 13 The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the Tree Protection Plan provided in Appendix 5 of the AMS dated 11th April 2022 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 Policy - Local Plan NR3.

- 14 All hard and soft landscape works shall be carried out in accordance with the details provided in Landscape Proposals Planning Issue - Rev C prepared by Bowles & Wyr dated 1.4.22 and Landscape Masterplan drawing number 2867-11-01 received on the 29th April 2022. The works shall be carried out in the first planting season following the substantial completion of the development in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. Relevant Policies - Local Plan QP3 and NR3.

- 15 Prior to the commencement of development, an invasive non-native species method statement shall be submitted to and approved in writing by the Local Planning

Authority, detailing the containment, control and removal of cotoneaster on site, including timescales and future management control regime. These works shall be carried out strictly in accordance with the approved details.

Reason: Cotoneaster is an invasive plant species that can have a significant adverse effect on biodiversity. This condition will ensure that it is controlled and not spread. Relevant Policy - Local Plan NR2.

- 16 No works hereby permitted (including demolition works) that could affect the bat roosts shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority prior to commencement of works.

Reason: The buildings host a bat roost which could be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely affected by the proposed development. Relevant Policy - Local Plan NR2.

- 17 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 Local Planning Authority. 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 identified 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. Relevant Policy - Local Plan NR2.

- 18 A) Prior to the commencement of the development above slab level, details of on-site biodiversity enhancements, to include but not be limited to, integral bird and bat boxes, tiles or bricks on the new buildings, native and wildlife friendly landscaping to enhance the existing vegetation and to replace the invasive species and provide gaps in any boundary fencing for wildlife to travel across the site, shall be submitted to and approved in writing by the Local Planning Authority.

B) A brief letter report confirming that the biodiversity enhancements have been installed, including a simple plan showing their location and photographs of the biodiversity enhancements, is to be submitted to and approved in writing by the Council prior to occupation of the development.

Reason: To incorporate biodiversity in and around the development. Relevant Policy - Local Plan NR2.

- 19 A) Prior to the commencement of development, except for site enabling works including demolition, details of the off-site biodiversity enhancement referred to in Section 8 of the Ecological Impact Assessment dated 23 March 2022 shall be submitted to and approved in writing by the Local Planning Authority.

B) A brief letter report confirming that the biodiversity enhancements have been installed, including a simple plan showing their location and photographs of the biodiversity enhancements, is to be submitted to and approved in writing by the Council

prior to occupation of the development. If within a period of five years from the date of planting of any tree or shrub shown on the approved plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives written consent to any variation.

Reason: To provide net biodiversity gain in and around the development. Relevant Policy - Local Plan NR2.

20 Prior to the occupation of the development a landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority. The LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological constraints on site that might influence management
- c) Aims and objectives of management.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule including a 5 year plan
- f) Details of the body or organisation responsible for implementation of the plan.

The LEMP shall be implemented as approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that wildlife is safeguarded and enhancements provided. Relevant policy - Local Plan NR2.

21 Prior to any construction works at the site, a surface water drainage scheme for the development 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 confirming compliance with, the Non-statutory Technical Standards for Sustainable Drainage Systems, and the discharge rate and the attenuation 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. Relevant policy - Local Plan NR1.

22 The development shall be carried out in accordance with the sustainability measures set out in the Energy Statement dated November 2021 and the Sustainability Matrix - Appendix A received on the 2nd February 2022 and thereafter maintained in accordance with the approved measures.

Reason: To ensure the development is designed to adapt to and mitigate against climate change. Relevant policy - Local Plan SP2.

23 The development shall be carried out in accordance with the Flood Mitigation Measures set out in Section 7 of the Flood Risk Assessment (FRA) prepared by Stantec dated November 2021 (Project ref:332510262/FRA) and shall include proposed new build finished floor levels set at 20.60m AOD and a Flood Warning Evacuation Plan to be put in place as part of the College Emergency Plan.

Reason: To ensure that the development is flood resistant and resilient and safe access is provided. Relevant Policy - Local Plan NR1.

- 24 Prior to the commencement of the development above slab level, details of flood resistant and resilience design measures to ensure that the building can be quickly brought back into use without significant refurbishment in the event of a flood shall be submitted to and approved in writing. Thereafter the development shall be carried out in accordance with the approved details.
Reason: To ensure that the development is flood resistant and resilient. Relevant Policy - Local Plan NR1.
- 25 No development shall commence on site, including demolition, until the details of the off-site flood compensation scheme referred to in section 7.3 of the Flood Risk Assessment prepared by Stantec dated November 2021 to provide a net gain in flood storage of at least 600 cubic metres has been submitted to and approved by the Local Planning Authority. Thereafter the approved details shall be implemented and completed prior to the substantial completion of the development.
Reason: To ensure that the development does not increase flood risk. Relevant Policy - Local Plan NR1.
- 26 No development shall commence until a Source Protection Strategy detailing how it is intended to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after construction has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The development shall thereafter be constructed in accordance with the approved strategy.
Reason: The site lies within a Source Protection Zone of a groundwater abstraction source and it is important to ensure that the water resource is not detrimentally affected by the development. Relevant Policy - Local Plan EP5.
- 27 No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained as approved.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan QP3 and IF2.
- 28 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 QP3 and IF2.
- 29 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 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 parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan QP3 and IF2.
- 30 No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at

all times.

Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan QP3 and IF2.

- 31 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 of the amenities of the area. Relevant Policies - Local Plan QP3 and IF2.

- 32 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

a survey of the extent, scale and nature of contamination;

as assessment of the potential risks to:

human health

property (existing or proposed) including buildings, crops, livestock, adjoining land

groundwaters and surface waters

ecological systems

archaeological sites and ancient monuments

an appraisal of remedial options, and proposal of preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme.

A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting Unexpected Contamination

In the event that contamination is found at anytime when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is the subject of the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's `Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy - Local Plan EP5.

- 33 The demolition of the cottages shall be undertaken in accordance with the Demolition Plan report dated 22.11.21.

Reason: To ensure the cemetery wall and adjacent cemetery is adequately protected during the demolition phase of the development. Relevant Policies HE1.

- 34 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.

Informatives

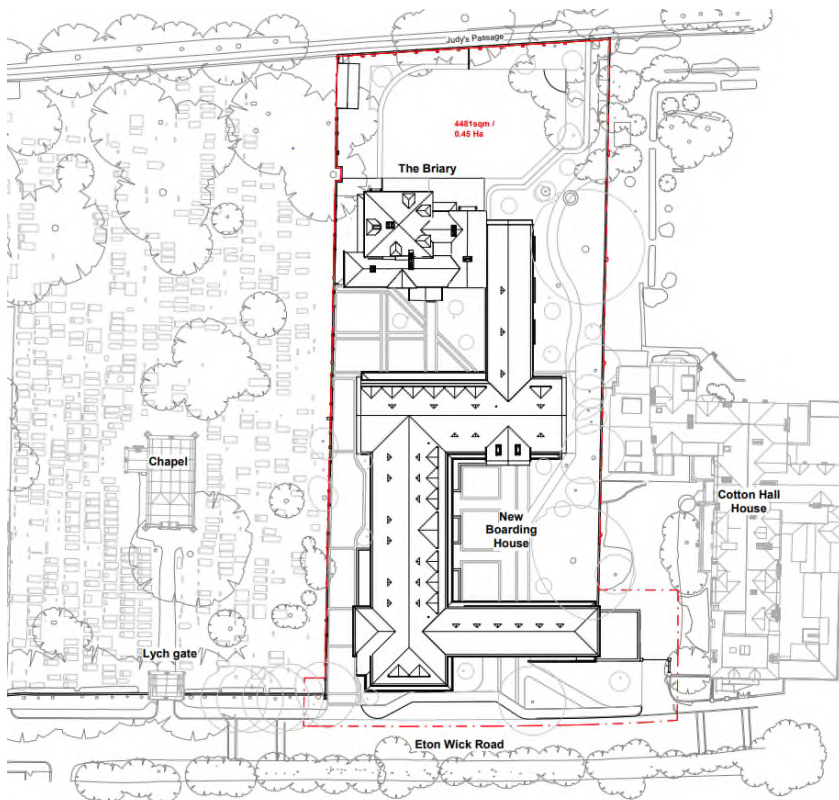
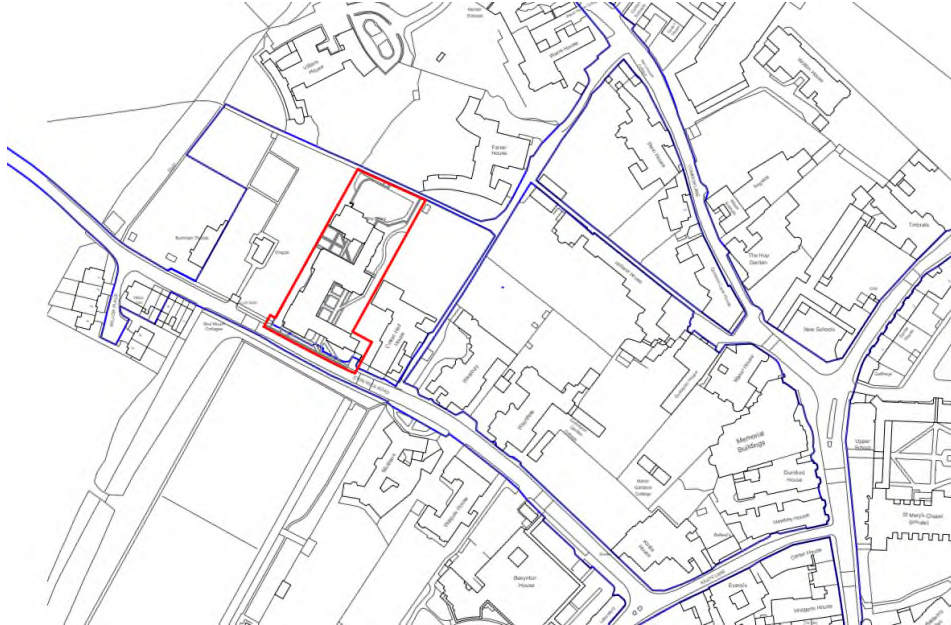
- 1 The applicant will be required to enter into a S38 and S278 legal agreement (Highways Act 1980) to cover the construction of the highway works and the adoption of the new footway and carriageway.
- 2 All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. The vegetation and buildings on the site are likely to be used by nesting birds and any clearance should take place outside the bird nesting season (March - August inclusive) or areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest. If there is

any doubt whether or not birds are nesting in the vegetation or buildings, expert ecological advice should be sought and or clearance work should not be undertaken until after the end of the nesting season.

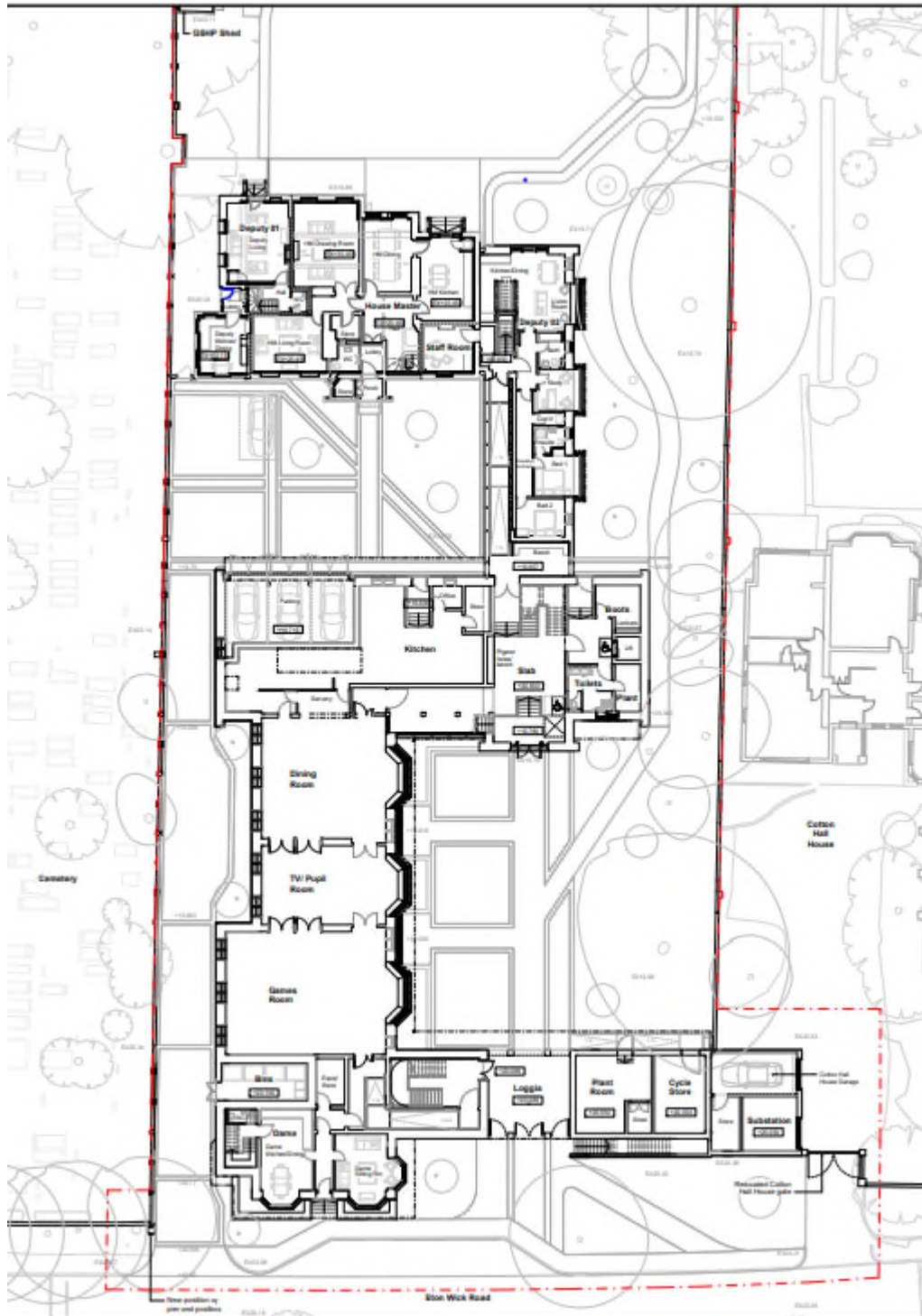
- 3 Due to the close proximity of the site to existing residential properties, the applicant's attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicle parking at the site or making deliveries, and general disruption caused by the works. By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk
- 4 Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team on 01628 683538 before burning and follow good practice.
- 1 applicant and their contractor should take all practicable steps to minimise dust disposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmacked before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties.

21/03536/FULL – Proposed Boarding House for Eton College at The Briary, Briary End and Briary Cottage, Cotton Hall and Eton Wick Chapel, Eton Wick Road, Eton

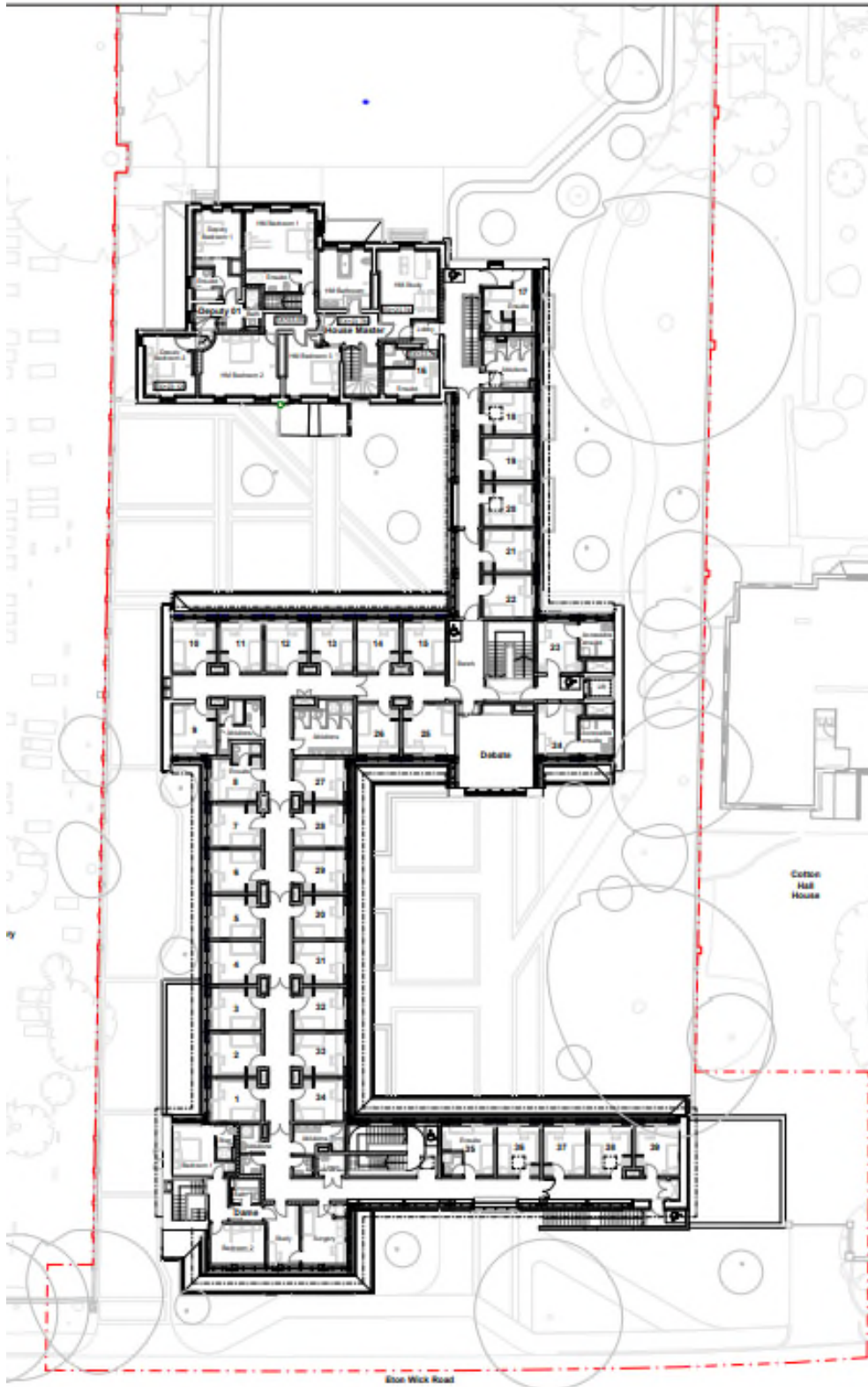
Appendix A – Site Location Plan and Block Plan



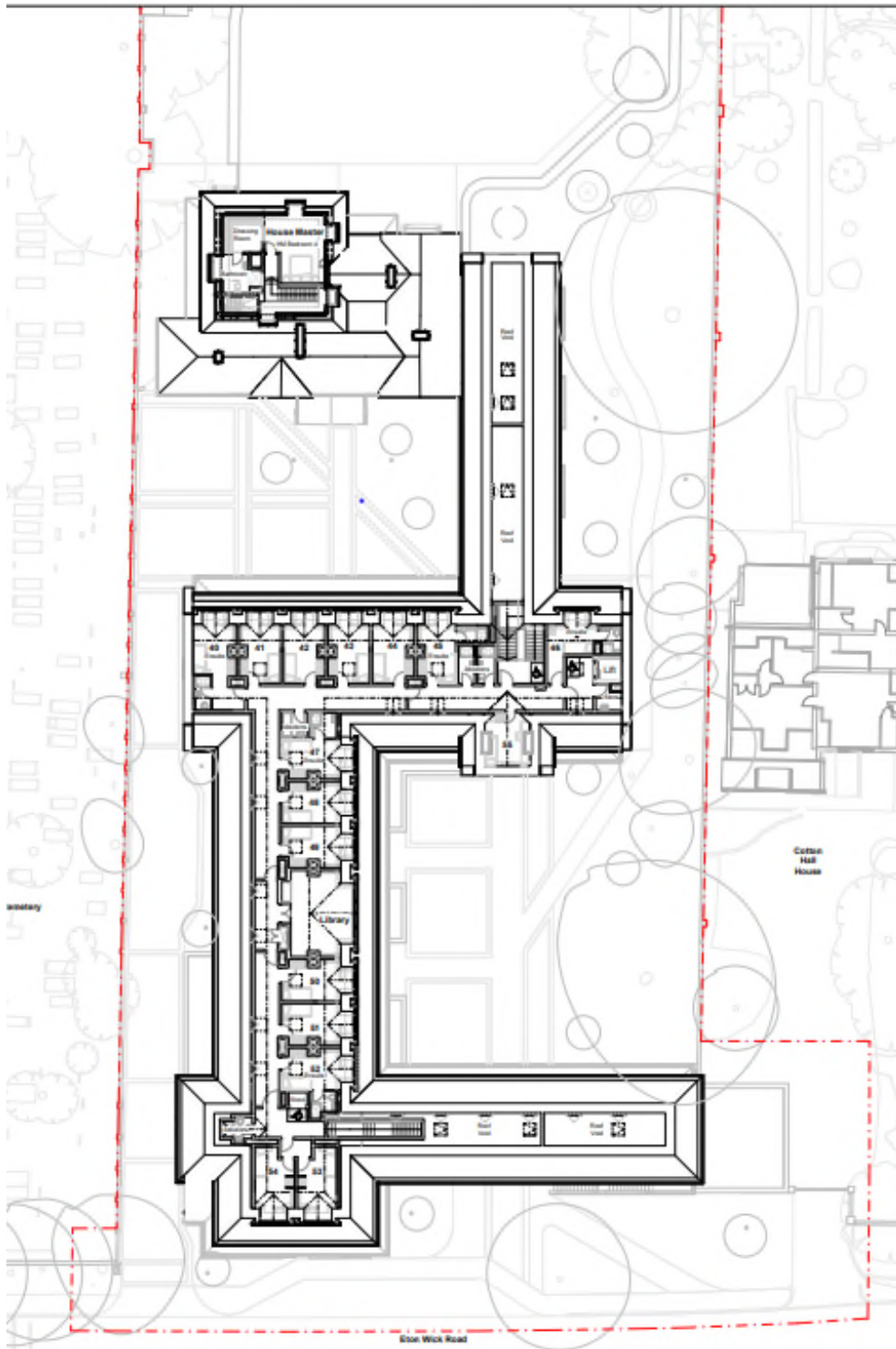
Appendix B – Ground Floor Plan



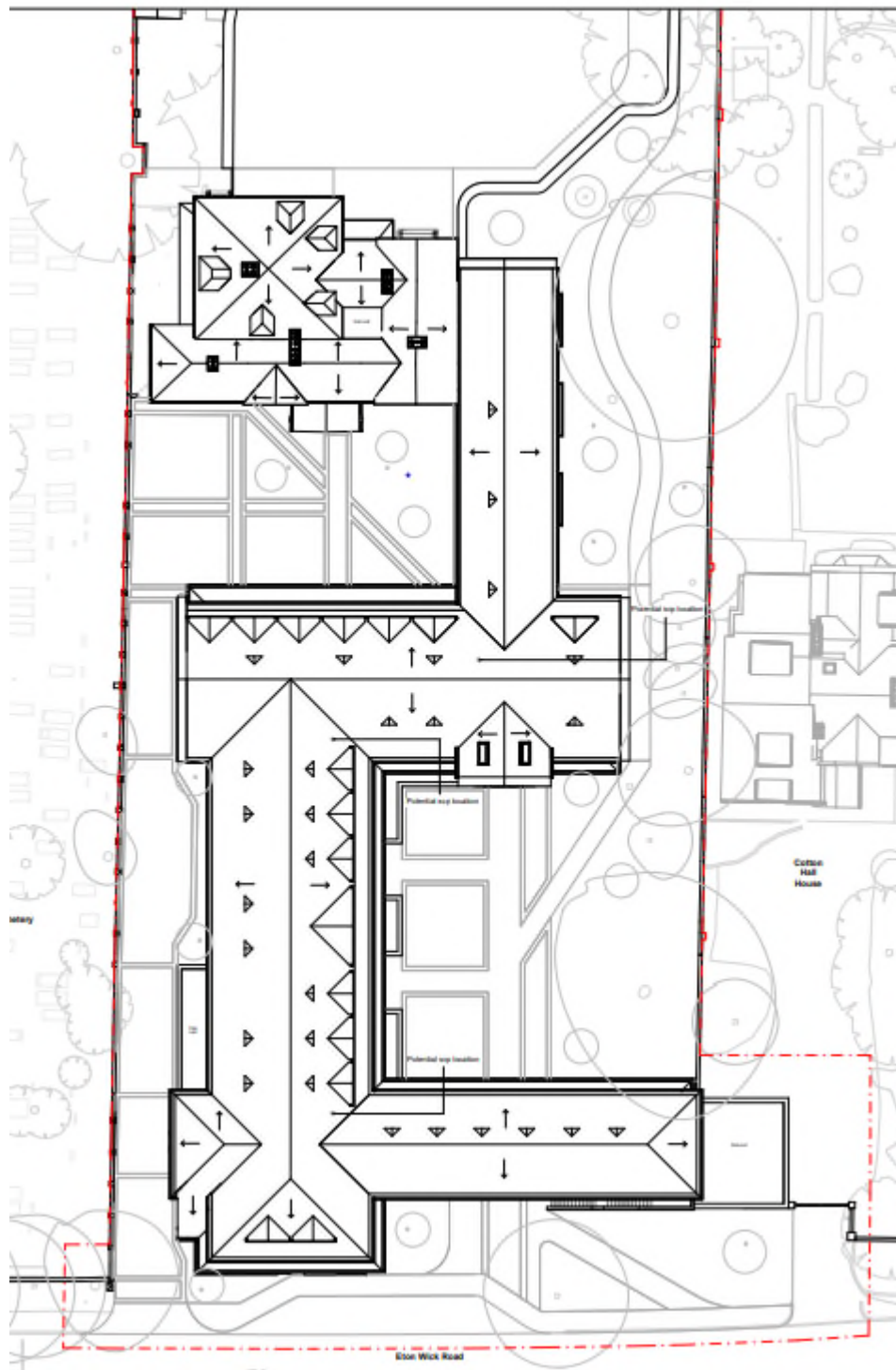
First floor Plan



Second floor Plan



Roof Plan



Elevations

Front elevation – south west elevation facing Eton Wick Road



Side elevation – south east elevation facing Cotton Hall



Rear elevation – north east elevation



Side elevation – north west elevation facing the cemetery

