

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Application No.:	22/03431/OUT
Location:	Land To The South of Old Ferry Drive Wraysbury And Land At 19 Old Ferry Drive Wraysbury Staines
Proposal:	Outline application for layout and scale only to be considered at this stage with all other matters to be reserved for the erection of x4 detached 2 storey dwellings.
Applicant:	Mr Fowles
Agent:	Mr Alan Gunne-Jones
Parish/Ward:	Wraysbury Parish/Datchet Horton And Wraysbury

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 Following the publication of the main Committee report, the Council has received a letter from the agent dated 5th June which has also been sent direct to the Chair and Members of the Windsor and Ascot Development Management Committee.
- 1.2 The contents of the letter do not change the recommendation.**

3. ADDITIONAL INFORMATION

- 3.1 It is considered that all matters set out in the letter have been addressed in the main report. However, it is worth clarifying the following points:

Green Belt

- 3.2 The application site does not lie immediately adjacent to the settlement boundary, as suggested by the location plan, but lies adjacent to two dwellings within the designated Green Belt. The sparse development surrounding the application site lies within the designated Green Belt as shown on the BLP Proposals Map.
- 3.3 The site is assessed to fall outside the village envelope and a site frontage of approximately 65m would not constitute a small gap in an otherwise built-up frontage. **The proposal therefore constitutes inappropriate development in the Green Belt.**

Sequential Test

- 3.4 The ST fails for the reasons set out in the main report which includes some sites having been dismissed that shouldn't have been and the fact that it focusses solely on sites in the HEELA.

Flood Risk

- 3.5 The agent submitted an updated FRA on the 16th May 2023 which was too late for it to be

considered under the current application and for the EA to be re-consulted. The agent was given the option to withdraw and to resubmit with the revised information. **The EA objection therefore remains.**

BNG

- 3.6 Whilst landscaping is a reserved matter it is incumbent on the applicant to demonstrate that Biodiversity Net Gain can be achieved using quantifiable methods at this outline stage.

Residential Amenity

- 3.7 Given the juxtaposition of the proposal in relation to number 7 Old Ferry Drive it is reasonable to conclude that it would have an unacceptable impact on their living conditions in terms of light and outlook.

Housing Land Supply

- 3.8 The housing shortfall is very marginal, and the tilted balance is not engaged given the conflict with green belt and flooding polices.

Removal of caravans

- 3.9 The removal of the caravans attracts very limited weight and would not outweigh the other harms in this case.

There is no change to the recommendation in the main report.

