

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

Application No.:	22/02737/FULL
Location:	Land To The Rear of 45 To 63 London Road Datchet Slough
Proposal:	The construction of 80 dwellings with associated access, open space, landscaping and other infrastructure.
Applicant:	Hawridge Strategic Land Ltd
Agent:	Mr Matt Harris
Parish/Ward:	Datchet Parish/Datchet Horton And Wraysbury
If you have a question about this report, please contact: James Overall on or at james.overall@rbwm.gov.uk	

1. SUMMARY

- 1.1** Since the main report was written a satisfactory revised ecology appraisal has been submitted, which demonstrates that an on-site biodiversity net gain of at least 10% can be achieved.
- 1.2** The wording of the recommendation can be amended to remove the biodiversity net gain from the Section 106 legal agreement as this can now be secured by a suitably worded condition.

The officer recommendation changed FROM:

To grant planning permission on the satisfactory completion of a S106 legal agreement to secure:

- **40% on-site affordable housing (32 dwellings)**
 - **14 Social Rent**
 - **12 Affordable Rent**
 - **6 Shared Ownership**
- **A contribution to the Council's Carbon Offset Fund**
- **On-site play provision**
- **On and off-site biodiversity net gain**

a S278 legal agreement to secure off-site highway improvements comprising:

- **x2 Zebra Crossings along London Road**
- **Revitalisation of the x2 existing bus stops**
- **Relocation (east) of the bus stop furthest east (to allow for x1 Zebra crossing)**

and with the conditions listed in Section 14 of this report.

TO:

To grant planning permission on the satisfactory completion of a S106 legal agreement to secure:

- **40% on-site affordable housing (32 dwellings)**
 - **14 Social Rent**
 - **12 Affordable Rent**
 - **6 Shared Ownership**
- **A contribution to the Council's Carbon Offset Fund**
- **On-site play provision**

a S278 legal agreement to secure off-site highway improvements comprising:

- **x2 Zebra Crossings along London Road**
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and with the conditions listed in Section 14 of this report.

2. Amended documents

- 2.1** Ecology Appraisal ref. edp4236_r004f; received 7th September 2023 - has been submitted since the main report was written. This Ecology Appraisal is able to demonstrate a 20.18% net gain in habitat units and a 49.67% net gain in hedgerow units.
- 2.2** In comparison, the Ecology Appraisal used during the Committee report assessment could only demonstrate an on-site biodiversity net gain of 2.68% habitat units.

Amended ecology condition (22):

- 2.3** No above ground development, including demolition, shall commence until a Biodiversity Net Gain Strategy, in accordance with the approved Ecological Appraisal (received 7 Sep-23) has been submitted to and approved in writing by the Local Planning Authority. The content of the Strategy shall include the following:
- a) measures equivalent to a minimum 10% net gain in biodiversity and not falling lower than the figures indicated within the Ecological Appraisal (received 7 Sep-23);
 - b) timetable for implementation;
 - c) locations of proposed enhancement measures by appropriate maps and plans;
 - d) persons responsible for implementing the enhancement measures; and,
 - e) details of initial aftercare and long-term maintenance (where relevant).

The Strategy shall be implemented in accordance with the approved details and timetable and, where appropriate, shall be retained in that manner thereafter.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF and adopted policy NR2.

