

# ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

## PANEL UPDATE

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| <b>Application No.:</b>   | 23/01062/FULL  |
| <b>Location:</b>  | Ditton Manor<br>Ditton Park Road<br>Datchet<br>Slough<br>SL3 7JB   |
| <b>Proposal:</b>  | Hotel-led development comprising the conversion, extension and alteration of the existing Manor House and associated buildings, including the North Gatehouse, East Gatehouse, South Gatehouse, Chapel and Granary, to a flexible hotel and wedding/conference venue (Use Class C1 and Sui Generis) with associated ancillary facilities including bar, restaurant and gym/spa; additional two storey hotel accommodation block (Use Class C1); erection of a marquee for wedding/conference use (Sui Generis); demolition and erection of a new one storey community building (Use Class F2); car parking; landscaping; and other associated works. |
| <b>Applicant:</b>   | Ditton Park Property Unit Trust  |
| <b>Agent:</b>   | Mr Harry Spawton   |
| <b>Parish/Ward:</b>   | Datchet Parish/Datchet Horton And Wraysbury  |
| <b>If you have a question about this report, please contact:</b> Jeffrey Ng on or at <a href="mailto:jeffrey.ng@rbwm.gov.uk">jeffrey.ng@rbwm.gov.uk</a> |  |

### 1. SUMMARY

- 1.1 Following the publication of the main Committee report, the Council has received the following information from the applicant:
- a letter, which is prepared by Landgage heritage, on behalf of the applicant, responding to comments from the Georgian Group and the Berkshire Garden Trust;
  - a statement of significance;
  - a letter responding to the Council's conservation officer comments;
  - a highways response letter, which is prepared by Velocity Transport Planning, on behalf of the applicant;
  - amended site plans relating to fencing and access gates; and
  - an updated lighting impact assessment responding to comments from Thames Valley Police.

- 1.2 This additional information submitted by the applicant is unsolicited, has not been invited, and has not been subject to formal consultation. This information therefore should not and cannot be considered in the determination of the application. The appropriate forum for the submission of additional information and/or amended plans would need to be through the submission of a revised application.
- 1.3 The HM Government also made an announcement on 27 September 2023 that the updated timetable for developers in England to be required to deliver 10% “Biodiversity Net Gain” would be from January 2024 onwards instead of November 2023. Therefore, a number of paragraphs in the main Committee report have to be revised to reflect the change.
- 1.4 There is no change to the officer’s recommendation.

**2. BIODIVERSITY NET GAIN**

- 5.1 The HM Government has announced that under the updated timetable developers in England will be required to deliver 10% “Biodiversity Net Gain” from January 2024 onwards<sup>1</sup>. Therefore, a number of paragraphs of the main report have to be revised accordingly. The following table summarises the changes:

| Paragraph Number | Original text   | Revised Text   |
|------------------|---|--|
| 10.128           | It is understood that a minimum 10% mandatory biodiversity net gain required calculated using the Biodiversity Metric from <del>November 2023 is required after the 2-year implementation period from 9 November 2021 when the Environmental Bill received Royal Assent and became the Act.</del> | It is understood that a minimum 10% mandatory biodiversity net gain required calculated using the Biodiversity Metric from January 2024 is required after the official announcement from the HM Government on 27 September 2023. |
| 10.129           | The onsite net gain is approximately 29.84%, which is still above the 10% requirement to be mandatory in <del>November 2023.</del>  | The onsite net gain is approximately 29.84%, which is still above the 10% requirement to be mandatory in January 2024.   |
| 10.180           | The proposed development can achieve a net gain in biodiversity of 205.91%, where 29.84% is from onsite provision. The provision is above the 10% national requirement to be mandatory in November 2023.  | The proposed development can achieve a net gain in biodiversity of 205.91%, where 29.84% is from onsite provision. The provision is above the 10% national requirement to be mandatory in January 2024.                          |

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

<sup>1</sup> <https://www.gov.uk/government/news/biodiversity-net-gain-moves-step-closer-with-timetable-set-out>