

Registration Date:	10-Dec-2014	Applic. No:	P/16006/000
Officer:	Mr. Albertini	Ward:	Wexham Lea
Applicant:	Slough Regeneration Partnership LLP		
Agent:	Helen Robertson, Terence O'Rourke Linen Hall, 162-168 Regent Street, London, W1B 5TE		
Location:	Wexham Nursery & Land off Forest Close, Wexham Road, Slough, SL2		
Proposal:	RESIDENTIAL DEVELOPMENT COMPRISING THE DEMOLITION OF EXISTING STRUCTURES AND THE ERECTION OF 104 DWELLING IN THE FORM OF TWO, THREE AND FOUR BEDROOM HOUSES WITH ACCOMPANYING PRIVATE AND PUBLIC AMENITY SPACE, OFF STREET PARKING PROVISION, CYCLE AND REFUSE STORAGE, HIGHWAY AND ASSOCIATED ANCILLARY WORKS.		

Recommendation: Delegate to the Acting Planning Manager



1.0 **SUMMARY OF RECOMMENDATION**

Delegate to Acting Planning Manager for a Section 106 planning obligation to be completed, alteration or addition of conditions, receipt of satisfactory revisions/further information requested.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 The proposal is for houses (and no flats) and will involve demolition of the two nursery cottages plus other old nursery buildings. 33% of the homes will be affordable housing (social rent tenure). The dwelling mix comprises :
- 36 two bedroom (of which 21 social rent including a bungalow for a disabled person)
 - 37 three bedroom (of which 13 social rent)
 - 31 four bedroom
- 2.2 The form of the development will be a mixture of detached, semi detached and two short terraces. Two storey height homes predominate with 16 two and a half storey. Most of the homes will be on the former nursery site making use of an improved existing site access off Wexham Road. Most homes will be arranged around a loop road. There will be an open space in the north west corner of the site plus one east of Wexham Lodge, encompassing a group of retained trees, and connecting with the planting area next to Forest Close.
- 2.3 A separate parcel of 17 two storey homes will be south of Forest Close between The Pines and the big hedge along Wexham Road. This will be served by a short road off Forest Close. The remainder of the open land north of Forest Close (and in front of Wexham Lodge, a locally listed building) will be landscaped and include a link path to the main housing site.
- 2.4 Some smaller streets will be shared surface with variations in road surface to create traffic calming and variation character.
- 2.5 Existing conifer trees on the east boundary and willow trees on the south boundary with Oak House will be removed. Rear gardens that will abut these boundaries will have new tree planting. On the west boundaries most but not all trees will be retained. Those closest to Wexham Lodge and Wexham Road will be retained. Some of the small trees in the middle of the site are remnants of the former nursery tree stock. The west boundary hedge south of Forest Close will be retained but a pedestrian link through it has been requested by the Transport Section.
- 2.6 The proposal includes indicative new planting which comprises the rear garden site boundary trees referred to above, small street trees within the development, trees and planting south of Wexham Lodge.
- 2.7 In terms of appearance to produce a consistency of elevational treatment there are four types using a mixture of red multi or yellow multi stock bricks with or without rendered gables or frontages above plinth level. Roof tiles are either red or grey and windows white. Architectural detailing includes arched or flat window heads, flat or tiled porches, raised and incised line details and chimneys on some dwellings. The larger homes are articulated to reduce the bulk of the building. Roof pitches vary between 35 and 45 degrees. Overall a fairly traditional appearance is proposed picking up some of the features found on nearby homes but with some contemporary features. The affordable housing is 'tenure blind'

meaning it looks little different to the private sale housing.

- 2.8 Car parking is provided on the basis of 2 spaces per home plus an extra space for four bedroom homes. In addition there are 9 visitor spaces. Cycle parking can be provided in rear gardens; all homes have side access or, for the 2 mid terrace homes, rear garden access paths. For many of the homes at least one of their parking spaces will be in a garage. All homes have on plot car parking.
- 2.9 The applicant has submitted supporting information on the transport impact, flood risk, soil investigation, ecology, trees in addition to planning and design. Sustainable design and construction is referred to. The ecology survey has picked up a bat roost. If that is still present when construction starts a licence from Natural England will be needed. Regarding contributions to off site infrastructure discussion have taken place with the applicant but the proposal does not include a specific confirmation that a planning obligation will be entered into.

3.0 **Application Site**

- 3.1 This 3.5 hectare sites is on the north edge of the town 3 km north of the town centre and 0.5 km from Wexham Park Hospital. There is a Post Office and small shop nearby to the north and a pub nearby in Stoke Green. Primary and Secondary Schools are within 1.2 km of the site walking distance. A new play area is located off Norway Drive on the Wexham Court Parish Council land.
- 3.2 Some of the former Council nursery buildings remain plus two associated cottages. The site is slightly higher than Wexham Road and the smaller Forest Close site slopes to the west. The Forest Close part of the site is a mixture of grass and scrub plus a big boundary hedge with some trees. There are trees on or near the west, east and south boundaries of the nursery site. Hospital car parking overflows onto adjacent roads including Wexham Road and Forest Close.
- 3.3 To the north is medium density 2 and 3 storey housing of Benjamin Lane. To the east is Wexham Secondary School grounds. To the south, of the nursery site, a nursing home (Oak House) and an extra care residential home and day care centre (The Pines). Both are three storeys. To the south of the Forest Close site is Norway Drive open space. Wexham Lodge, a locally listed building, converted to 5 flats abuts part of the west boundary. Beyond Wexham Road to the west are mature trees and open fields. Green Belt land surrounds the site to the west and east. The north west corner of the site, including the cottages, plus land south of Wexham Lodge is Green Belt.

4.0 **Site History**

- 4.1 None relevant to the proposal.

5.0 **Neighbour Notification**

- 5.1 Wexham Road; Lodge Cottages 1 and 2.
Wexham Road; Wexham Lodge 1 – 5 incl.
Nursery Cottages 1 and 2
Boundary Park Equestrian Centre
Benjamin Lane 35 – 46 inclusive
Forest Close; The Pines; Oak House
Norway Drive; 2 – 40 inclusive; Wexham Sec. School

Notice in local paper.

5.2 7 letters received objecting to or commenting on the development and raising the following matters:

From adjacent residents :

Tree planting south of Wexham Lodge – existing saplings not maintained by Council; essential that proposed new trees maintained. Response – section 11

Parking Control need for land south of Wexham Lodge and Forest Close footway. Response – section 12

Maintenance of amenity spaces to south and east of Wexham Lodge – details of maintenance and who responsible wanted before permission granted. Response – section 11

Increased traffic volumes – Wexham Rd needs to have a lower speed limit to reduce traffic noise and improve safety. Response – section 12

Privacy and quietness impacted by new homes close to existing on north boundary – currently a quiet cul-de-sac. Response – section 10

Concern about raised noise levels where type of tenancy of adjacent new homes might lead to family or multi occupancy of home. Response – types of tenure are not differentiated when assessment of affects on neighbour occupiers are made regarding residential accommodation.

5.3 From Benjamin Lane residents (Linden Quarter Residents Management Co.):

Ask that Council send a further notification letter to all of the residents of Benjamin Lane. Response – adjacent neighbours are consulted as their property is directly affected; there is no rule that requires wider notification. Applications are advertised in a local paper and web site.

Overshadowing, overlooking and loss of privacy for residents adjacent. Response – section 10

Housing Association homes may lead to added noise and disturbance affecting existing adjacent properties Response – as above.

Re proposed footpath joining the new development with Benjamin Lane this will lead to a significant increase in pedestrian traffic as people use Benjamin Lane as a through access (e.g. to the hospital). Of greater concern is that this will lead to an increase in the number of children playing on the streets in Benjamin lane. Also lead to traffic generation if residents of the new estate try to park on Benjamin Lane. Response – path will be moved to link to Wexham Road. Parking in Benjamin Lane unlikely as proposed development has more parking space – para 10.3. Open space will be the attraction for children and not street play further away than open space. Open space will provide a play space that Benjamin Lane does not have.

Significant effect on the surrounding area, both in terms of appearance but also in the amount of traffic. Response – section 12 and 10

5.4 Owner of The Pines would like taken into consideration the existing parking and access problems on Forest Close due to Hospital parking. New housing development might make

problem worse. Has requested parking controls before but not materialised. Response – section 12

5.5 Two residents of The Pines concerned about :

Consultation process – limited time given and overlaps Christmas period; not aware of any consultation meetings with residents of The Pines or Oak House. Response – Planning Section not involved with consultation meetings; responses received after date given in letter still considered.

New housing near The Pines and Oak House – will be detrimental to the quality of life of existing residents. Residents current uninterrupted views or views of open land from windows will be spoilt. For elderly and disabled people the views are one of their pleasures. Response – section 11

Forest Close would become busier leading to more noise and loss of privacy. Response – section 10

Housing on the site will result in more noise and pollution. Response – section 10. extra pollution minimal

Existing parking problems on Forest Close will get worse. Council have done nothing to alleviate the problem. Response – section 12

Wildlife of existing sites will be affected. Response – of limited value; new habitat created long term Section 11

Noise, dirt from building process. Response – not specifically covered by Planning; Environmental Health issue; working hours stipulated.

Double yellow lines needed on Forest Close. Response – section 12

Need a doctors surgery and day centre for residents. Response – development too small to justify developer contribution.

Request that Wexham Rd bus service serve Forest Close also – less mobile people would benefit. Response – section 12 – bus companies unlikely to consider viable.

5.6 Wexham Parish Council comment-

Roads already busy; development will add to problem. Response – section 12

Construction traffic route not clear; concern if routed down Church Lane which has school adjoining. Response – scale of construction work too small to warrant special routing; all routes to south go through urban areas.

Aware that Slough Borough Council wish to create new schools in south bucks; the planning application does not address this in relation to proposed development. Response – Slough Council does not wish to create schools in S Bucks; other sites in the town have been put forward/proposed.

6.0 **Consultation - Internal**

6.1 Traffic /Highways

Some layout revisions requested including clarity about shared surfaces, service strips, refuse collection access; area for adoption; paths to align with desire lines, new path needed through the big hedge alongside Wexham Road to create a short cut for the housing development off Forest Close. All the above to be incorporated into revised drawings. Road safety audit for access junction needed. Further drainage information needed.

To mitigate the extra traffic that will be generated from the site and add to existing problems on parts of the network works and financial contributions requested are focussed on encouraging modes of travel other than the car (items 3 to 6 and 8 to 10 below) plus a Travel Plan will be required.

Highway Agreement works agreement needed for required off site works :

- (1) works associated with revised Nursery site access junction (e.g. right turn lane)
- (2) Forest Close double height kerbs to prevent footway parking
- (3) widen path for improved Wexham Road (east side) cycleway Norway Drive to Church Lane/Stoke Green roundabout
- (4) New cycle/footpath along north side of Norway Drive (in verge near to hedge) to provide safe route to Wexham Schools
- (5) zebra/tiger crossing at Norway Drive and Knolton Way junctions to provide safe access to primary school
- (6) 2 new bus stops in the vicinity of Stoke Green/Wexham Road/Wexham Street (kerbs/markings etc. – will need Bucks CC agreement)

Request financial contribution towards:

- (7) Traffic regulation orders (to control parking on new adopted roads and Forest Road).
- (8) Cycle route signing to town centre and welcome packs/personalized travel planning for new residents (to encourage non car modes of travel and help mitigate the extra traffic created by the development).
- (9) Travel plan monitoring fee.
- (10) Bus shelters and real time passenger information for the 2 new bus stops referred to above (or improve existing bus stops if no agreement reached with Bucks County Council).

6.2 Environmental Protection - Any comments to follow.

6.3 Education – request financial contribution towards new education facilities.

6.4 Housing – Key comments incorporated in submitted scheme; (Housing Section have discussed unit types/numbers direct with applicant – they are prepared to reduce the normal 40% affordable housing requirement in return for more social rent homes and improved design). Minor expansion of disabled person bungalow floorspace requested. Some minor revisions requested.

6.5 Parks Section
Informal comments - concern about lack of detail of open space area. Only prepared to adopt open spaces if they serve an open space function, are well designed, in a suitable condition and money for future maintenance is provided/is available.

6.6 Tree Officer

The application proposes removing mostly low value trees and hedges, the loss of these trees can be mitigated by new planting. The trees proposed to be retained are mostly in the amenity areas of the site. To ensure the retained trees are not damaged by the development it will be necessary to protect them. Condition needed for an arboricultural method statement (AMS) with a tree protection plan (TPP). A plane tree in south west corner missed of the topographical survey is grade A. As it will overshadow a garden it should have a Tree Protection Order to control any cutting back or request for removal. .

6.7 Berkshire Archaeology – request archaeological assessment prior to planning permission and a condition to cover a programme of works.

7.0 **Consultation – external**

7.1 Environment Agency

No objection in principle. Request their standing advice used in design of the scheme and its drainage system. A drainage condition will be applied. Note : the Council request further information on surface water drainage before permission is granted.

7.2 Police Architectural Liaison Officer – no comments received yet.

7.3 South Bucks District Council

Any comments will be on meeting amendment sheet.

7.4 Wexham Court Parish Council

Any comments will be on meeting amendment sheet

PART B: PLANNING APPRAISAL

8.0 **Policy Background**

8.1 A Planning Committee approved a Planning Brief for residential development of the site 20th February 2014. Paragraphs 8.2 to 8.6 below provide a summary of the policy background presented to Committee in the Brief.

8.2 Most of the site was released from the Green Belt by way of the Local Plan 2004. That Plan allocated housing sites to the north and to the south. The later included the land now used for Forest Close care and nursing home plus the remainder of the site now part of this proposal. A proposal to formally create public open space on the remaining Forest Close land did not come to fruition.

8.3 The 2010 Site Allocations Plan did not allocate the site for housing at that time as other sites that met the Core Strategy criteria for development were available to meet the housing target applicable at that time. The omission of a site from the Plan does not prevent it from coming forward via a planning application in the normal way subject to it being in accordance with the Core Strategy. The Core Strategy, at para. 7.50, specifically says some undesignated greenfield sites could come forward for housing.

- 8.4 Whilst the Core Strategy has strategic objectives that include focusing development in the most accessible locations (town centre/within the town) and protection of open spaces they also include objectives to make the best use of previously developed land and to provide housing for the needs of the whole community in terms of dwelling mix and affordable housing. A key element of the Strategy is provision of family housing to balance the substantial number of flats permitted in the town before 2008.
- 8.5 Development of the site provides an opportunity to provide suburban family housing and affordable family housing that is more difficult to achieve on more central sites. Many more central sites are smaller or have high existing use values which make it more difficult to negotiate a large amount of family housing and affordable housing. Part of the site falls into the category of previously developed land by way of the former nursery buildings.
- 8.6 Development of the site will help counter balance high density schemes planned or recently developed in central parts of the town to provide a mix of dwelling types in the Borough.
- 8.7 Two parts of the site on the western edge are within designated Green Belt land. These two parcels abut Wexham Road. One of the parcels contains 2 cottages (Nursery Cottages).
- 8.8 Under the Government's National Planning Policy Framework the most new building in the Green Belt is classed as "inappropriate development" and should not be approved except in "very special circumstances". Openness of the site is a key factor when considering Green Belt policy.

However the Framework list exceptions and two of them are applicable such that the proposed development is not inappropriate. The exceptions are :

"the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces"

".....complete redevelopment of previously developed sites,which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development"

- 8.9 The two cottages will be replaced by 2 and a bit new homes no bigger in footprint but slightly larger in floorspace than existing. Consequently they are not materially larger. Most of the large enclosed gardens of the cottages, which are part of the Green Belt, will be replaced by public open space. This is more in keeping with the purpose of the Green Belt in particular openness. This is a benefit and ties in with Core Policy 2 that seeks to enhance Green Belt land.
- 8.10 The rest of the Green Belt that overlaps the planning application site will be open space or landscaping.
- 8.11 Whilst the Core Strategy seeks to protect Green Belt land in line with National policy the application of the exception is also relevant to the implementation of the Core Strategy The proposal is not therefore a departure from the Development Plan (Core Strategy).
- 9.0 **Housing**
- 9.1 The proposal complies with the Core Strategy aims of family housing outside the town centre and a suitable range of dwelling sizes are proposed.
- 9.2 Whilst Core Strategy 4 (type of Housing) policy requires 30% social rent and 10% shared ownership the proposed 33% total affordable housing is acceptable as it is all social rent in

terms of tenure and it is better than normal quality. The latter meaning on plot car parking (communal parking had been proposed originally), one disabled person bungalow is included and it is all 2 storey.

9.3 The affordable homes will be located in 2 parcels; off Forest Close and in the north east corner of the site.

9.4 The dwelling density is just on the 37 dwelling per hectare minimum threshold of Core Strategy policy 4.

10.0 **Layout and design**

10.1 The Planning Brief promoted more three storey development than the current proposal as found in recent development to the north. However the predominantly two storey scheme with no flats and few terraced homes provides a contrast with many recent developments.

10.2 Some of the homes in the middle and rear of the site have separation distances across the street of 10 or 11 metres. This may be found in some pre 1914 terraced housing or town centre developments rather than suburban housing. However there are a limited number of such homes. The Planning brief stated a minimum of 12- 14 metres as similar spacing is found in the Benjamin Lane development to the north.

10.3 All the homes have reasonable garden lengths with at least the minimum 9 metres achieved. The level of car parking provided is good particularly the identified visitor spaces over and above the minimum parking standards. All allocated parking is 'on plot' which is good for security.

10.4 The loop road of the main nursery site is practical and maximises homes facing the street which is good for security and there are shared surface streets in places to create variety and break up otherwise long lengths of tarmac. Path links between the nursery site and Forest Close and onto the Norway Drive open space are on desire lines and create convenient walking routes to local facilities. The link towards the hospital needs to be realigned.

10.5 The elevational treatment is simple but good quality and picks up architectural features from traditional housing nearby. The relationship of homes to the north western open space could be better to create a more overlooked space at ground floor level. However turning some adjacent houses round would result in the access road having just rear garden fences against it.

10.6 In terms of the relationship to adjoining development it is set away from Oak House and The Pines sufficiently (at least 23 metres) for there to be no overlooking problems. Trees and views out from the care/nursing home are referred to in the next section along with the setting for Wexham Lodge. .

10.7 Regarding homes in Benjamin Lane to the north habitable room window to window distances of 21 m are achieved although most existing homes have flanks facing the new development; a minimum of 11m is achieved between flank and habitable rooms of new homes which is acceptable.

10.8 The layout and detailing has taken account of crime prevention measures re Core Policy 12. All houses face the street. Where rear gardens abut public spaces special boundary treatment is needed which can be dealt with by condition. Car parking is well overlooked or on plot.

11.0 **Trees, planting and open space**

- 11.1 The balance between tree loss and efficient layout is reasonable. Most of the trees to be lost are not of high quality and there is scope for new planting to supplement the retained trees around the site to create a good backdrop for the housing and soften its edge against open areas or views into it.
- 11.2 The loss of east and some south boundary trees will dramatically change some peoples view. However new planting will provide a long term and more practical solution. The big conifers are not practical next to gardens and new homes; the willows are likely to fall in the future and they will also overshadow new gardens because of their height. However, replacement boundary planting is essential to soften the edge of the development when viewed from Green Belt areas and the view from Church Lane across the playing fields. Also the view from Oak House whose residents no doubt appreciate trees. Therefore provision will be made to ensure the new trees are planted in private rear gardens and maintained. Discussion will also take place to see what extra planting can be added and request semi mature trees. The Planning Brief made clear the need for space for trees on the boundary with Oak House. Some new homes will however be quite close to the new trees.
- 11.3 A tree in the south west corner of the Forest Close site, not shown on the applicants plans, is of good quality and visible along Wexham Road but will overshadow one plots rear garden. A Tree Preservation Order is likely to be placed on this tree to avoid future residents taking it out.
- 11.4 The road for the Forest Close housing site is close to The Pines boundary. Whilst part of the adjoining site is laid out as gardens part of it is car parking. It would benefit residents if there was more boundary planting to help soften the appearance of the new built development their current view being a green open space. The new footway and road width will be adjusted to create a small planting margin.
- 11.5 The setting of Wexham Lodge is important in its own right and because it is a locally listed building. Trees and planting along the north edge are to be retained. Trees near the east boundary are to be retained but may be tidied up based upon good tree care practice. Off the south boundary of the Lodge previous planting put in when The Pines was built but not in their ownership has not been well maintained. New planting will be part of this scheme.
- 11.6 The amount of open space complies with the Council's Developers Guide and therefore complies with Core Strategy policy 8. How it is laid out is important to ensure it is attractive, well used, safe and easy to maintain. Details can be covered by condition but an indication of design of the north western open space (notionally called The Spinney) has been requested in advance to ensure this important aspect of site design is not an after thought. The other open space is next to the trees east of the Lodge which is overlooked by new housing and next to the path link to Forest Close – this is notionally called The Green.
- 11.7 The Planning Brief sought spaces appropriate for childrens play but not formal play equipment. Further details will requested as part of the landscaping. The north western open space can provide green space to serve the Benjamin Lane housing development which has no open space.
- 11.8 Future maintenance of open space has yet to be agreed. By condition or Section 106 planning obligation this can be controlled should the applicants not successfully negotiate a satisfactory land transfer and maintenance sum with the Council.
- 11.9 Various minor amendments in addition to those referred to above and by Highways/Transport have been requested.

11.10 Overall, subject to amendments requested, the proposal complies with Core Policy 8 (Sustainability/environment), 9 (Natural and built environment), 12 (Community safety) and Local Plan policy EN 1 Design and EN 3 Landscaping.

12.0 **Transport and Access**

12.1 The main access is suitable with the planned widening, right turn lane and off site works referred to under Consultation - Highway/Transport above.

12.2 The path links to the hospital and to the south are important to encourage walking. A realignment of path through the north west open space towards the hospital has been requested so that it ties in with desire lines. In addition the applicants state this path would only be built if the adjacent owner agrees to link it with their path (built by Linden Homes for Benjamin Lane but not adopted). This is not correct as there is an option to connect direct to the public highway of Wexham Road

12.3 The existing Hospital related overflow parking on Forest Road can be controlled through yellow lines and raised kerbs. The Council will ask for the new access road (and immediate side roads) and spur off Forest Close to be adopted; this will allow for yellow lines to be put in place. The rear part of the nursery site is unlikely to be suitable for adoption. The Hospital does now have plans for more parking on their site.

12.4 Compared to the past nursery use more traffic will be generated by the housing development. The distribution of trips traffic is expected to be 60% to the south and 40 % to the north. To help mitigate this extra traffic on an already congested network a package of measures is required to make the scheme acceptable. They are listed above under Consultation – Highway/Transport. In brief much of the package involves encouraging alternative modes of travel to the car. A regular bus services to the town centre and hospital runs along Wexham Road. Other services run along Stoke Green to the north so the extra bus stop requested will be on these routes to provide more choice for new residents.

12.5 Overall the proposal complies with Core Strategy policy 7 transport provided the measures requested are secured and minor alterations are agreed.

13.0 **Other matters**

13.1 More information about surface water drainage and revisions to a draft drainage plan have been requested to ensure it is realistic and does not conflict with the layout. The site has some unusual drainage issues and sustainable urban drainage principles must be applied. The Council will need assurance as to how the drainage system will be maintained. These become mandatory from April 2015.

14.0 **Infrastructure and Section 106 matters**

14.1 For the development to be acceptable under Core Strategy policy 4, 7, 8, 9 and 10 a Section 106 Planning Obligation is needed for the following :

1. Signing of Sec 278 highway agreement re access works, parking control and traffic impact mitigation.
2. Financial contribution towards new parking controls, bus shelters/rtpi; travel plan monitoring, cycle routing, travel plan measures.
3. Sustainable development
4. Financial contribution towards education.
5. Provision of affordable housing in line with Developers Guide subject change to

33% social rent.

6. Tree planting/maintenance in rear gardens (if not covered by condition)
7. Surface water drainage maintenance

14.2 The planning obligation can also include provision for open space land to be transfer with maintenance payment to the Council if satisfactory agreement is reached with the applicant.

14.3 As the site is still owned by the Council it is not appropriate for a Section 106 planning obligation to be signed by the Council. However a draft agreement can be agreed for it to be signed by the new owners when transferred.

PART C: RECOMMENDATION

15.0 Recommendation

15.1 Delegate to Acting Planning Manager for a Section 106 planning obligation to be completed, to agree alteration or addition of conditions, to agree revisions/further information requested.

16.0 PART D: LIST OF CONDITIONS.

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

TO BE ON AMMENDMENT SHEET

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Details of materials

Details of external materials and samples of bricks and tiles to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Landscaping Scheme

Development shall not commence on site until a detailed landscaping and tree planting scheme has been submitted to and been approved in writing by the Local Planning Authority. This scheme shall include the trees and shrubs to be retained, the type, density, position and planting heights of new trees and shrubs plus details of hard surfaces. The scheme shall also define an area of public open space and include

landscape features suitable for young children's play. Retained trees are to be based upon the information on the approved layout but with the addition of a plane tree in the south west corner that is to be retained. The location of new trees must be coordinated with existing and proposed underground services including surface water drainage systems. New tree planting along the southern boundary adjacent to Oak House shall be semi mature. Notwithstanding the indicative tree planting on the approved layout drawing additional trees and planting will be required. Planting shall include wildlife friendly species.

The scheme shall include an implementation phasing plan.

The approved landscaping scheme shall be carried out no later than the first planting season following completion of the development in each of the phases identified on the phasing plan excepting trees along the south boundary (were adjacent to Oak House) and east boundary which shall be planted in the first phase and in the first planting season following the start of construction work on site.

Within a five year period following the implementation of the scheme in each phase, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

5. Landscape management plan

No development shall take place until a landscape management plan has been submitted to and approved in writing by the Local Planning Authority. This management plan shall set out the long term objectives, management responsibilities and maintenance schedule for the landscape areas (inclusive of paths and street furniture) not adopted by the Council. It shall not apply to privately owned domestic gardens, shown on the approved landscape plan, except for trees, shown on the approved landscaping scheme pursuant to condition 4, in rear gardens of homes abutting the east boundary and the south boundary adjacent to Oak House (Plot numbers on the approved layout plan 63 to 81 inclusive). The management plan shall be carried out in accordance with the approved details.

REASON To ensure the long term retention of landscaping within the development to meet the objectives of Policy EN3 of The Adopted Local Plan for Slough 2004.

6. Tree protection

No development shall commence on site until a Arboricultural Method Statement (with tree protection measures plan) has been submitted to and approved in writing by the Local Planning Authority. The Statement shall apply to existing retained trees (as identified on the approved landscaping scheme). The details in the Approved Statement shall be implemented and the approved protection measures shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN4 of The Adopted Local Plan for Slough 2004.

7. Drainage

The development shall not begin until details of on and off site surface water drainage works have been submitted to and approved in writing by The Local Planning Authority. No dwelling shall be occupied until its associated surface water drainage has been constructed in accordance with the approved details. Associated surface water drainage includes areas of roads and hard surfaces that serve dwellings together with down stream infrastructure.

No works which result in the discharge of ground or surface water from the site shall be commenced until the off-site drainage works (if any) detailed in the approved scheme have been completed.

SUBJECT TO REVISION PENDING REVISED DRAINAGE DETAILS

REASON To prevent flooding in accordance with Core Policy 8 of the adopted Core Strategy for Slough 2006-2026

8. Archaeology

TO BE COMPLETED WHEN FURTHER INFORMATION REQUESTED RECEIVED

9. Bat Licence

Demolition of Nursery Cottages, Wexham Road shall not commence until the Local Planning Authority has been provided with either (1) a licence issued by the relevant authority pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorizing bat roosts in the buildings (Nursery Cottages) can be disturbed or (2) a statement from the relevant licencing authority to the effect that it does not consider that demolition of the buildings will require a licence.

REASON In the interest of biodiversity in particular conserving a protected species and its habitats and not causing harm to the protected species identified in the Ecology report submitted with the planning application.

10. Bat Boxes

No dwelling shall be occupied until bat boxes have been installed on the site in accordance with details that have first been submitted to and been approved in writing by the local planning authority.

REASON In the interest of biodiversity in particular providing places for bats to roost.

11. Boundary treatment

No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the boundary treatment, as approved, has been implemented on site. It shall be retained and maintained thereafter.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

12. Lighting Scheme

The development shall not commence until details of a lighting scheme for any unadopted street or car parking court (to include the location, nature and levels of illumination) and the path between the northern parcel of land and Forest Close has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved.

REASON To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity, crime prevention and to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004.

13. Rain Water Storage

Prior to the occupation of each house that has a down pipe on its rear or side elevation a rain water storage container shall be installed in accordance with the following (unless otherwise agreed by the local planning authority) : The butt or tank capacity shall be at least 150 litres for two bedroom houses and be at least 200 litres for houses with three or more bedrooms.

REASON In the interest of sustainable development in particular reduction of fresh water consumption in accordance with Policy 8 of the Core Strategy 2008.

14. Electric Vehicle Charging Points

No dwelling with a garage shall be occupied until it has been installed with a fast charging electric vehicle charging point in accordance with details that shall have first been submitted to and approved in writing by the local planning authority.

REASON In the interest of encouraging use of low emission modes of travel.

15. New access

No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the access has been formed, laid out and constructed in accordance with the details approved.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Policy T7 of The Adopted Core Strategy 2006 - 2026.

Off site highway works

No dwelling shall be occupied until the following off site highway works have been implemented :

1. Temporary access point as necessary;
2. Installation of access junction and right turn lane including pedestrian refuges;
3. Reconstruct the footway fronting the application site;
4. Reinstatement of redundant access points to standard to footway construction;

5. Installation of street lighting modifications;
6. Drainage connections;
7. Reconstruction of footway;
8. Dedication as highway maintainable at the public expense, free of charge, of sight line areas
9. Construction and dedication as highway maintainable at the public expense, free of charge, the access road associated infrastructure and turning area(s)
10. Double height kerbs on north side of Forest Close along its adoptable length to prevent verge parking;
11. Widening of the Wexham Road footway/cycleway between 12 Norway Drive junction with and the Church Lane/Wexham Road/Wexham Street/Stoke Green roundabout to a minimum width of 3m;
12. Provide a new 2.5m wide footway/cycleway along the northern verge of Norway Drive (adjacent to the hedge rather than the carriageway) to provide a safe route for pedestrians and cyclists from the development to Wexham Secondary School. This land is currently within SBC ownership;
13. Provide zebra / tiger crossings at both the Norway Drive and Knolton Way junctions to provide safe access to the primary schools
14. Undertake civils works (raised kerbs, footway links, hardstanding areas), lining/signing for two new bus stops in the vicinity of the Wexham Road/Church Lane/Stoke Green roundabout.

REASON In the interest of the free flow of traffic or conditions of general safety along the neighbouring; in the interest of encouraging non- car modes of travel to mitigate the extra traffic on the highway network generated by the development.

16. Internal access roads

No dwelling shall be occupied until its associated internal access road footpath and vehicular parking and turning provision has been provided in accordance with approved plans.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with policy of the Adopted Core Strategy 2006-2026.

17. Path Links

No more than 50 dwellings shall be occupied until the following path links, as shown on the approved layoutplan, have been implemented :

Foot/cycle path between the northern part of the site and Forest Close

Footpath to the north west corner of the site.

Footpath link from path on east side of Wexham Road to shared surface between plots 96 and 97.

Path link across south boundary to public open space off Norway Drive next to plot 104.

REASON In the interest of encouraging non car modes of travel in accordance with policy of the adopted Core Strategy 2006 - 2026.

18. Soil Investigation

To be completed

19. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site, wheel cleaning facilities during the construction period. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users in accordance with policy 7 of the Core Strategy 2008 and in the interest of residential amenity re noise and dust.

20. Hours of construction

During the site clearance and construction phase of the development hereby permitted, no work shall be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with policy 3 of the Slough Core Strategy 2006-2026.

21. Garage use for parking only

The garages hereby permitted shall only be used to accommodate cars which are used ancillary to the enjoyment of the dwelling-house on the site and shall not be used for any trade or business purposes; nor adapted as habitable room(s) without the prior permission in writing from the Local Planning Authority.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities and visual amenities of the area in accordance with Policies in the adopted Core Strategy 2006-2026.

22. Removal of Permitted Development rights - outbuildings

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class E no buildings greater than 25 cubic metres shall be erected, constructed or placed on the site without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular retaining gardens that are small for the size property and location of the development.

23. Removal of Permitted Development rights - extensions

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class A no building shall be enlarged more than 5 cubic metres without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular the protection of garden space.

24. Surface Water drainage maintenance

Development shall not commence until a surface water drainage maintenance scheme has been submitted and been approved in writing by the local planning authority. No dwelling shall be occupied until its associated drainage maintenance scheme has been implemented as approved.

REASON To prevent flooding in accordance with Core Policy 8 of the adopted Core Strategy for Slough 2006-2026

25. Visibility Splays

TO BE COMPLETED

Informatives

1. The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.
2. Highway Matters
TO BE COMPLETED
3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.