

Registration Date:	20-Jul-2018	Application No:	P/04144/009
Officer:	Howard Albertini	Ward:	Wexham Lea
Applicant:	N/A, Slough Urban Renewal	Application Type:	Major
		13 Week Date:	19 October 2018
Agent:	Kenya Hill, Indigo Planning Aldermary House, 10-15 Queen Street, London, EC4N 1TX		
Location:	Land north of Norway Drive, Slough, SL2 5QP		
Proposal:	Development comprising 24 residential dwellings (10 x 2 bed, 14 x 3 bed), along with private amenity space, garages, cycle and refuse storage, new access driveway and road, associated landscaping and enhanced open space		

Recommendation: Delegate to Planning Manager for approval



1.0 **SUMMARY OF RECOMMENDATION**

Delegate to Planning Manager for approval subject to no adverse comments from Sport England, completion of a satisfactory Section 106 Planning Obligation, alteration of conditions, and further negotiation around the content of the open space mitigation package.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This 24 home proposal comprises ten 2-bedroomed and fourteen 3-bedroomed units, arranged in mainly semidetached form with some detached and with some homes linked by offset garages.
- 2.2 Road access is at the south eastern corner of the site, crossing the verge and footway and rising up from the level of Norway Drive, then running northwards along the eastern boundary of the plot with the remaining recreation ground open space. Circulation to all properties is a loop of road and shared access driveway around an island of 15 of the units, with the further 9 homes in a row backing onto the northern boundary of the site.
- 2.3 Most of the existing site boundary hedge is retained with gaps formed for access. A row of new trees is proposed on the east side of the development alongside the new road and along the west boundary. The mature plane tree on the north west corner boundary is retained but with excavation under part of its canopy to form a retaining wall.
- 2.4 A cycle path extends to the north eastern corner of the site to link with the existing path to Forest Close. To address the gentle slope of the site some cut and very limited fill will take place to create two generally level areas for house building with low retaining walls between them. A further short retaining wall in the north west corner is proposed in connection with protection of the plane tree resulting in portions of two rear gardens being accessed by steps. The level difference between the bases of the homes measured at the north and south is about 1.7 m.
- 2.5 48 parking spaces are proposed. Two for each dwelling on plot and no visitor spaces. (8 of the spaces are garages). Cycle storage is provided.
- 2.6 Regarding appearance a simple building form is proposed to match existing forms of the surrounding housing. The buildings have pitched roofs with gable ends, for each house, facing the street and are contemporary in style. They incorporate some deep windows, minimal eaves overhang and horizontal texture/banding at ground

floor level. A restrained palette of materials is to be used. Buildings will have buff or orange brick and grey tile or black slate depending upon the location in the layout. Grey windows and other detailing are proposed together with shallow flat roofed porches.

2.7 The shared surface road has been designed to appear informal and limit speeds through minimum width of carriageway with pinch points. It is intended to offer it for adoption. Some homes will have shallow frontage planting areas. There will be a communal landscape strip along the west and south boundary incorporating the retained hedge. The east boundary will have railings (with gate) as part of the open space enhancement.

2.8 The proposal includes the principle of open space enhancements. The details of these were not submitted as part of the application but a layout etc. and costings for it have now been submitted. Discussions between the applicant and the Parish have resulted in agreement that the following could be made (para 2.9). Replacement of one of 3 existing tennis courts with a cricket practice net had been proposed but deleted when the Council requested wider community benefits beyond the Parish open space.

2.9 Enhancements to the remaining open space :

- Improvements to the boundary treatments of the site; improving security and providing linkages through to Norway Drive, the proposed development to the west, and to the nursing home to the north;
- Provision of rubber-crumb safety surface within the existing children's play area;
- Extension and landscaping of the children's play area (the extension would be a 'free play' (natural play features));
- Provision of more-user friendly boundary treatments to the children's play area;
- Provision of additional soft and hard landscaping throughout the site, including a new picnic area, footpath route through and around the site
- Provision of a new green gym with up to 12 units.

The rest of the open space mitigation comprises :

- Money for future maintenance.
- Financial contribution for improvements to two paths south of

Norway Drive (leading from Almons Way and Mansell Close/Bell Close northwards to Norway Drive)

- Financial contribution towards improvements at The Cherries.

2.10 The application includes supporting information covering

Transport technical note
Ground Investigation/Geo Env
Drainage
Trees Report
Ecology (phase 1 Habitat survey)
Design and Access Statement
Planning Statement
Open Space Assessment
Utility and Infrastructure
Sustainability
Acoustic
Archaeology

2.11 The site is leased by Wexham Court Parish Council. The part proposed for housing is intended to be transferred to the Council and then to Slough Urban Renewal.

3.0 **Application Site**

3.1 The application site comprises 1.6 ha of grassed recreation space field and tennis courts plus play area with 0.641 ha of it, at the west end, intended for the housing development. The site is slightly elevated above the level of Norway Drive, although is more or less at grade with Wexham Road to the south west. On both the south and west boundaries the site is separated from the carriageway by wide grassed verges and a footpath, with established hedging along the defined site boundaries.

3.2 The recreation ground comprises largely made up land (an infill of a gravel pit) with a slightly raised bank along its northern boundary and a gentle slope from north east to south west. The level difference across the development portion of the site is 4m from the small bank on the north boundary.

3.3 A pedestrian access into the playing field breaks the hedging on its south side, opposite a flight of steps leading down to cross Norway Drive from a public right of way that runs through the housing estate to the south of this route.

3.4 Further to the east are tennis courts, an equipped children's play area, the Parish Hall and a bowling green with clubhouse/pavilion. To the north of the site is recently built Council housing on Forest

Close, part of the Wexham Green development, comprising semi-detached, detached and short terraces

- 3.5 The new houses are between 10.5m and 12 m distance from the northern boundary, are of two storey and roof space design, with first floor windows facing towards the site. These homes sit slightly above the site. To the north east "The Pines" is a taller block of flats (three storeys and shallow pitched roof) also with upper floor windows looking towards the site.
- 3.6 Norway Drive has parking restriction only on its northern side (double yellow lines). The road is often used by hospital related parking during the working day. For the extent of the site frontage there are no access drives leading from it to the housing on its south side. Housing on the south side of Norway Drive is set out in road-facing render, brick and tile terraces of two storeys and roof space, set back from the highway by about 20 metres, with first a banked grass verge (rising about 3 metres), then a footway and front gardens separating the buildings from the road. These homes stand above the southern part of the application site.
- 3.7 There are no trees on the part of the site proposed for housing. A 17m high plane tree overlaps the north west corner. It is category B in terms of quality. There a small trees adjacent on the Wexham Road/Norway Drive verge.
- 3.8 The site is 2.7 km from the town centre and 0.75 km from the Hospital. Wexham Road has bus service.
- 3.9 Land to the west of Wexham Road lies within South Bucks District Council, and is Green Belt land. The site is a former landfill site. It is identified as Public Open Space in the Local Plan.

4.0 **Site History**

- 4.1 No relevant site history.

5.0 **Neighbour Notification**

- 5.1 Petition of 166 names received raising an objection on these grounds (summarised):

Overdevelopment/detrimental to character of the area (*Response :para. 9.1-9.4*).

Severe loss of open space, detrimental to health and well being, existing drainage problems on area that will remain. (*Response :Section. 7, Condition 8 and 13*)

Loss of open spaces reduces opportunity for activity/exercise to

help deal with known obesity problem. (*Response :Sect. 7, Condition 13*)

Traffic and parking – existing problem will be exacerbated; affect on emissions and air quality, school time traffic grid lock already affects emergency vehicles. New development will make this worse. Parking for homes near access will be a problem, risk of damage to cars. (*Response :para. 6.1 and section 8*)

Ground conditions – known problem due to past excavation and underground streams; risk of affect water table/saturation of area. (*Response :Para. 6.2 and Condition 15/16*)

Domestic services (water, sewers) – extra burden. (*Response: Water supply and sewers are Thames Waters responsibility*).

Public land – unlawfully acquired from residents of Wexham; Parish failed in its duty of care to electorate, breach requirement for openness and transparency. (*Response :Not a Planning matter*)

Wildlife – loss of habitat. (*Response :Ecology Survey indicates no significant loss*)

Improve recreation areas for benefit of residents – referred to in recent Council election literature. (*Response :Section 9*)

Planning policy to prevent overdevelopment and loss of amenity space should be applied. (*Response :Section 9*)

5.2 6 letters of objection received raising the following concerns :

Parking – already a problem. No space to park near residents homes during day. Particular problem for elderly, disabled, those with young children Norway Drive used for Hospital parking. Nothing done about hospital parking issue raised in past years. Parking for new homes addressed but not existing residents. (*Response :para. 6.1 and section 8*)

Driveways- because of steepness of bank residents cannot have driveways; request alternative e.g. numbered bays. (*Response: Not a planning matter in terms; the Council cannot ask a developer to address an existing problem*).

Traffic – will increase; because of local school traffic heavily congested already; new housing will add to this. New development in the area has already put pressure on the roads. (*Response :para. 6.1 and section 8*)

Loss of open space/amenities for residents – Wexham has few amenities; residents need amenities, new development adds to

population. Field well used for various recreation activities will be lost for ever. If children and young adults have no-where to go anti social behaviour likely. (*Response :Sect. 7, Condition 13*)

Surrounding area – local new development has resulted in loss of green space. Additional development has increased importance of green space. No other green space in area; existing space should be a green asset. Slough web site states aim that refers to health and well being, range of green spaces etc., helping Slough to be attractive to live and work. (*Response :Sect. 7, Condition 13*)

Noise and disturbance/nuisance from building works and cars/people of the new development particularly near the access point. Site workers likely to use up parking places. (*Response :condition 11*)

Road safety – Norway Dr difficult to drive down, speed restrictions often not adhered to, residents have to reverse out between parked cars/limited view, Schools mean often children walking and crossing. (*Response :Section 8 and para 6.1*)

Consultation – claim residents not consulted about sale of land nor proposal for building Concern about how the matter has been dealt with and diminish trust in individuals working for residents' interests. (*Response :the proposed sale of land is not dealt with via the Planning system*)

Land is held on lease by parish Council and used by residents for recreation. Parish Council has failed in its duty to inform residents of their intent to dispose of the land. (*Response :the proposed sale of land is not dealt with via the Planning system*)

Norway Drive homes slightly raised – will directly overlook new homes; privacy will be compromised. (*Response :para. 9.3*)

5.3 A response to the above comments is in brackets above or in the assessment below, the relevant section or para numbers of conditions being in brackets above.

6.0 **Consultation**

6.1 **Transport/Highways**

A response to the requested further information and revisions has been received. These relate to space for large vehicles to manoeuvre, visibility at the junction, proposed driveways, design/materials if road adopted, accident data. No issues raised re traffic impact on existing highway. Any comments on the revisions will be reported on the meeting amendment sheet. It is recognised that existing residents use Norway Drive to park so large vehicles accessing and exiting the site will need to do so without any loss of

this parking.

6.2 Environmental Quality

Submitted ground investigations for the filled material identify some matters that need addressing. These can be dealt with by conditions to cover a Phase 3 Quantitative Risk Assessment/ Site Specific Remediation Strategy and Remediation Validation.

6.3 Local Lead Flood Authority

The drainage strategy is not based on infiltration the site being former landfill. Further information sought and submitted. Any comments on this will be reported on the amendment sheet.

6.4 Parks and Open Spaces

In summary there is concern about the loss of open space without consideration of the wider implications. The proposals are reasonable but interests of the wider community need to be met. Comments on the latest revision are will be reported on the amendment sheet. Comments received read as follows :

Concern about loss of public open space and stretching the “no net loss” policy without strategic awareness where this is taking us.

Three key impacts to be considered :

- Impact development of part of the existing open space would have on the remaining land in terms of its use and visual and other impacts
- the amount and quality of open space required to serve the local community and
- the need to provide adequate additional provision of open space to meet the demand of new development.

The proposals for the improvement and provision of new site infrastructure, landscape enhancement and overall improvements that would be achieved for the quality and functionality of the remaining open space are welcome. The proposals have been well considered and the effort to make the space appealing to a wider range of users through provision of more varied equipment and uses is good.

Overall these improvements become necessary to address a significant loss of open space, which will raise demand and increase footfall on what will be a small space when considered in its catchment context.

There remains a need to ensure that the interests of the wider community are met and that the loss of open space is fully mitigated. There are opportunities to enhance off-site improvement,

notably to access routes to the Parish recreation ground and enhance other local open spaces.

- 6.5 Education
Seek financial contribution in line with published rates in developers guide.
- 6.6 Housing
Seek financial contribution for affordable housing in line with published rates.
- 6.7 Berkshire Archaeology
The site is within an area of archaeological potential but the portion of the site proposed housing has been subject to gravel extraction which will have removed buried archaeological remains. Provided that there is no change to the site layout, no archaeological investigation is needed.
- 6.8 Wexham Court Parish Council
No response received.
- 6.9 South Bucks District Council
No response received.

PART B: PLANNING APPRAISAL

- 7.0 **Policy Issues**
- 7.1 The public open space on the Local Plan Proposals Map includes the grassed areas, equipped play area, 3 tennis courts, bowling green, car park and hall etc. About 12 % of the site is buildings or car park. The proposal will result in the loss of 32 % of the overall public open space area.
- 7.2 It is a well used open space and the only significant one in the area. The Cherries is 500m m from Norway Drive and is 0.9 ha in size and has a green gym.
- 7.3 The National Planning Policy Framework at paragraph 96 and 97 refers to high quality open spaces and opportunities for sport and physical activity being important for health and well-being of communities. It goes on to say :

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use

For this Norway Drive proposal point b) is relevant.

7.4 Local Plan (2004) policy OSC 1 (Protection of public open space) reads as follows :

Development upon any land identified as public open space on the Proposals Map will not be permitted unless:

a) the development is ancillary to the use of the site as open space and the scale of the development and intensity of use is appropriate to the location;

b) the use of the open space can be retained and enhanced by the development on a small part of the open space as long as the quality or quantity of pitch provision and the ability to make use of the pitches are not prejudiced; or

c) the open space is replaced by new provision which is at least comparable in terms of size, facilities, and amenity and is conveniently located for current users of the open space

7.5 As the proposal involves a loss of open space it does not comply with the core of this policy. Regarding the exceptions it does not comply with a) the development not being ancillary to use of the open space. It does not fully comply with b) or c) individually but considered in combination there is partial compliance with both. Re b) there is enhancement of the remainder (but the area of loss is not really a small part of the site) and regarding c) replacement is better in terms of amenity and facilities (but not size). Taking account of the points below the proposal can potentially be treated as being in compliance with a combination of the two exceptions.

7.6 Regarding 2008 Core Strategy policy 2 (Green Belt and open spaces) the last paragraph reads as follows :

Existing private and public open spaces will be preserved and enhanced. Where, exceptionally, it is agreed that an open space may be lost a new one, or suitable compensatory provision, will be required to be provided elsewhere

7.7 The proposed loss of the open space does not comply with the 'will

be preserved' part of the policy. But it refers to the possibility of suitable compensatory provision with the caveat of this being applied 'exceptionally'. The application, as revised, does propose and detail a mitigation package. So the key issue is whether or not the mitigation package proposed is 'suitable compensatory provision'.

- 7.8 Matters relating to suitable compensatory provision.
Considering the supporting information for the policy in the Core Strategy key relevant phrases, pertaining to open space, are : 'promote healthy living'; 'provide opportunities for sport and other activities'; 'role in shaping the form of individual urban areas' ; concluding that all existing open spaces should be retained. And referring to evidence from the 2005 Open Spaces Study Slough open spaces are 'well used and valued' with a need to improve quality; 'acknowledged shortage of parks, playing fields and green spaces'; 'very difficult to make up (any loss)'.
- 7.9 Regarding the amount of open space needed to serve the area the open space study of 2005 identified a shortage across the Borough at that time. In Wexham no new public open spaces have been created, with one small exception, and more homes have been built in the area. The exception is a new small open space at Wexham Green, to the north, but this was put in to serve primarily that development and to comply with the Council's policy for providing larger development with its own new open space. It is also much smaller than the area proposed to be lost.
- 7.10 The applicants submitted open space sequential assessment concluded that there is no available, suitable or viable existing or potential new open spaces that could compensate for the loss proposed with one possible exception – a proposed country park.
- 7.11 South Bucks District Council has recently approved a small country park on Stoke Rd north of the cemetery land. This is expected to be complete by 2021 but there is no short pedestrian link to it from the application site. The owner of the land who could provide such a link has, it is understood, been approached about this in the past but at present there is no expectation of it being provided. If and when the Country Park is provided it would provide a degree of alternative provision in terms of informal space for the wider neighbourhood particularly for dog walkers who currently come from homes west of Wexham Road. But because this new space cannot be guaranteed no significant weight should be attached to it in terms of mitigation for the loss of open space.
- 7.12 If no new or expanded open space is available the type of recreation activity taking place on the area to be lost can be considered together with what other activity might be wanted by the local population and thus looking at quality and quantity of features

more than quantity in terms area of open space.

- 7.13 The area of open space proposed for loss is grass with no trees, shrubs or play equipment. Because of the slope it is unlikely to be well used for ball games but it is probably well used for dog walking and provides a wide open area for informal play and recreation in contrast to the equipped or formal areas further east.
- 7.14 The revised mitigation package will provide for a range of activities and enhancements to what will remain of the open space if the development goes ahead. So more people are likely to use the space and benefit from it. In particular the green gym and, if it is re-introduced, the cricket practice area, are new features that are likely to attract people who do not go there now. The play area expansion provides for more children to play and, being generally natural features, provides an alternative to the existing equipment.
- 7.15 However as the cricket practice nets have been withdrawn from the proposal further discussion on the implications of this re range of facilities need to take place.
- 7.16 A substantial grass area will remain. The new circular path, benches and tables and new planting around it should encourage better usage being more useable if the ground is wet and more attractive. Dog walkers will probably use this area. But being a smaller area of grass than before there might be more scope for some users to be disturbed by others in the same space.
- 7.17 Regarding the impact of the loss on the remainder of the open space it will be used more intensively. Good management could, in part, help address this. The package includes a financial contribution to the Parish Council for maintenance of the new and enhanced facilities.
- 7.18 The proposals for better access to the remaining open space will benefit some residents. In addition to the gates into the open space the financial contribution to the Council will make access to the Parish open space slightly easier for Wexham Court estate by way of paths enhancements.
- 7.19 The financial contribution for enhancement to the Cherries is modest but useful. However there is limited scope to make large improvements to this small area.
- 7.20 It is relevant to point out that before the adjacent extra care and nursing home were developed a large area of rough ground was available for dog walking even though it was not a formal recreation area.
- 7.21 In terms of open space to serve the new development for housing

sites less than 2 hectares there is no specific requirement for on site open space under Core Policy 5, Local Plan OSC 5 and associated Developers Guide. If the development did not involve loss of open space the adjacent recreation area would have been sufficient to serve the needs of it. But it would obviously result in an intensification of use of the remaining open space.

- 7.22 In conclusion there is no scope for the loss to be replaced in terms of its size. The mitigation package is reasonably substantial and is focussed on the neighbourhoods' main open space as there are few other areas nearby that could be improved and that also serve the population that use the Parish open space.
- 7.23 The replacement is in the form of better quality and quantity of features. The enhancements to the Parish grounds will serve a range of users and create a more interesting and attractive public open space. The overall package will include better access to the site plus a small enhancement to another local space to help relieve pressure on the reduced Parish area. And there is provision for enhanced medium term maintenance of the Parish open space.
- 7.24 Deciding upon the merits of the package compared to the loss of the open space is a subjective matter. However it must be stressed loss of open space, in terms of area, is a very significant step to take. Particularly so in the absence of a recent study of recreation needs for the growing town.
- 7.25 As outlined in para 7.5 compliance with Local Plan policy can be achieved through partial compliance with two of the exception categories. But it should be noted exceptions, beyond those outlined in the policy, can be made by the Council if it thinks there is a sound reason to do so. The Core Strategy Policy 2 is more recent than the Local Plan policy but both are still material considerations relevant to making a decision on this proposal.
- 7.26 Regarding Core Policy 2 the key matter is whether or not the overall mitigation package can be considered 'suitable compensatory provision' for the loss of the grassed area of the public open space. In this case it can potentially be so for the reasons outlined above. But with the caveat that the implications of the recent withdrawal of the cricket nets needs to be considered further. It is important to note application of this provision compensatory provision is meant to be used exceptionally.
- 7.27 Regarding the National Planning Policy Framework seeking open space protection one of the stated exceptions is relevant to this proposal as noted at para 7.3.
- 7.28 Other policy matters. Regarding other policy matters Core Policy 1 seeks development predominantly on previously developed land

(brownfield). Bearing in mind most development in the town is on brownfield land at present, and notwithstanding the open space issues addressed above, loss of some greenfield land can be considered if there is a good reason to do so. In this instance the benefit of gaining some family homes is significant as there are a few other sites coming forward in the next year for family homes (primarily the former BT site Langley) and there is still a strong demand for houses and a need for the town to try to balance its housing market.

8.0 **Access and Parking**

- 8.1 The access off Norway Drive is acceptable as it will serve a small development and is set well away from the Wexham Rd junction. To ensure sufficient visibility, particularly for the junction just within the site, quite a long stretch of the existing hedge will be removed. However large vehicles turning in or out might need to use both sides of the road.
- 8.2 The shared surface road within the site is mostly 4.8m wide but with 5 narrow sections of less than 4 m width (maximum 10 m length). This, together with the overall layout of the site and different surface treatments on the edge of the road encourages slow speed and creates a distinctive public realm. However it also limits scope for visitor parking.
- 8.3 The 48 parking spaces meet the Council's standards. However the lack of visitor spaces might result in people trying to parking on the access road or on Norway Drive. The garage and parking spaces are 3m wide which is generous compared to the normal standards. Parking spaces are often 2.4 m wide.
- 8.4 The pedestrian and cycle access is good there being a new link to Wexham Road cycleway and bus stop; a link to the end of Forest Close to the north. This creates a safe route for the Wexham Green development to the Norway Drive footway/cycleway which leads to Wexham Schools. A gate in the proposed open space railing allows easy access for Wexham Green/Forest Close residents to Parish grounds.
- 8.5 The existing path at the end of Forest Close needs widening to continue the proposed cycleway. This just beyond the site boundary but can be secured by an Agreement.
- 8.6 Because of the continuing hospital parking overflow problem there is a potential risk of the new development being used for parking. The arrangement of the road will however severely limit opportunities for street parking. And provided it is adopted, which is the developers' intention; parking controls can be applied if necessary.

8.7 Subject to any further comments from Highway and Transport Officers and securing the Forest Close link path widening and access junction works the proposal complies with Core Strategy policy 7 transport.

9.0 **Design and Layout Matters**

9.1 The general form and layout of the development fits in with the character of development in the area being two storey mostly semi detached and set well back from the existing roads. Retention of the hedge is important it being a distinctive feature of Norway Drive and Wexham Road and it creates a soft edge to the development appropriate for the suburban setting. Proposals to lower it from its current 2 metre height are supported. The outward facing development is a positive feature creating surveillance of the street and in particular the open space to the east. The density of 37 dwellings per hectare meets the minimum set out in core strategy policy 4.

9.2 The new homes are far enough away from existing homes not to create any unacceptable overlooking issues. The distances to homes in Forest Close at 20 m are acceptable. However it is recognised that some existing Norway Drive residents will lose their outlook over the field.

9.3 Separation distances are generally adequate but some frontage to frontage distances are small for a suburban development. The separation across the northern mews will be 10 or 10.5m for 11 homes. This is one aspect of the scheme that is not ideal. Revising the scheme to increasing the distance would either compromise other standards or involve a significant redesign as fitting in the 3 rows of homes in the depth of site available is quite tight. On the basis that the homes are dual aspect, only a few homes are affected and the scheme is generally well designed in other respects the small separation distances can be accepted in this case.

9.4 Garden space within the development is typical of modern development although two are 1 metre short of the normal 9m minimum length for suburban homes. Both the relevant homes do have quite wide gardens to compensate.

9.5 The limited width shared surface road with planting strips adjacent creates a distinctive informal public realm. Security is good with all public spaces overlooked and flank windows set back from roads or paths plus brick walls where gardens abut public spaces.

9.6 The appearance of the buildings is acceptable. Whilst the

architecture is contemporary in appearance there are features that link with those present on Norway Drive. However the site is separated sufficiently from Norway Drive homes such that it can have its own character. Whilst architectural detailing is simple there are some features, such as the gables and horizontal banding that will make the scheme distinctive. Parking is quite well hidden. All homes meet the national space standard.

- 9.7 Protection of the north west corner plane tree will be by condition inclusive of special construction to minimise root damage from the proposed retaining wall that will be under the canopy of the tree.
- 9.8 Some homes rely on taking their refuse bin to the frontage via a garage. There may be insufficient space to do this so a small revision may be necessary. This might involve a screened bin store on the frontage in the absence of space for rear garden path access to the road.
- 9.9 Subject to resolution of any further highway related matters and the refuse bin matter and receipt of satisfactory drawings the proposal complies with Core Strategy policy 9 Natural and Built Environment, policy 7 transport and associated Local Plan design and landscape policy EN 1 and EN2, core policy 8 Sustainability and the environment, core policy 12 re crime prevention.

10.0 **Affordable Housing and Infrastructure**

- 10.1 The following financial contributions and works etc. are necessary to make the development proposal acceptable and to comply with Core Strategy policy 7 transport 10 Infrastructure 4 housing 2 open space plus associated Local Plan policy OSC 1 re open space loss. The scheme of 24 units is below the 25 home threshold for on-site affordable housing so a financial contribution is payable.
- 10.2 The planning obligation items are :
- Affordable Housing £ 464,734
 - Education £ 272,078
 - Recreation £ 50,000
 - [Traffic Regulation Order £ 6,000?] (inclusion of this item is subject to Highways comments)
 - Open Space loss mitigation works on site/on Parish Council land (to the value of £ 175,000).
 - Sign a Sec 287 Highway agreement for off site works listed in condition number 14.
- 10.3 The above have been agreed by the applicant (excepting the traffic regulation order which is still under discussion) and will be secured by way of a Section 106 planning obligation. Although the value of

the mitigation may change pending further negotiations.

PART C: RECOMMENDATION

Recommendation

Delegate to the Planning Manager for approval subject to the completion of a satisfactory Section 106 Planning Obligation, subject to alteration or addition of conditions relating to outstanding matters and discussion with the applicant regarding the wording of pre commencement conditions and further negotiation around the content of the open space mitigation package.

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. Approved Plans

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

Subject to Highway comments

151336

site location plan P001 Rev A
site existing levels P002 Rev A
Context site plan P005 Rev B
siteplan ground floor P010 Rev E
roof plan P011 Rev B
parking bin strategy P012 Rev B
housetype plans & elevations type A P020 Rev C
housetype plans & elevations type B & C P021 Rev C
street elevations P030 Rev D
site sections P040 Rev B
3D street views P050 Rev A
3D aerial views P051 Rev A

Subject to review of details

151336 STL XX 01 DR L ZZZZ :

Landscape General Arrangement 09001 PL05

Tree Retention Plan 09002 PL05
Soft Landscape Works Plan 09140 PL05
Hard Landscape Works Plan 09160 PL05
151336 STL XX XX DR L ZZZZ
Typical Tree Pit in Soft Landscape 09401 PL03
Boundary Treatment Details 09402 PL03
Paving details 09403 PL03

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 and Samples of materials

Details of external materials and samples of bricks 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

No development hereby permitted shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, 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 hereby permitted shall take place above the ground floor slab level of any dwelling 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 other than the privately owned domestic gardens, shown on the approved landscape plan, and should include time scale for the implementation and 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. Boundary treatment

No development hereby permitted shall commence on site above ground floor slab level of any dwelling 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 approved boundary treatment has been put in place and it shall be retained 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.

7. Tree protection

No development hereby permitted shall commence within the root protection zone of the plane tree in the north west corner of the site (identified in Arboricultural Survey Report v2 June 2018) until tree protection measures during construction of the development for the retained tree (as identified on the approved layout) have been implemented in accordance with details that have first been submitted to and been approved in writing by the local planning authority.

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.

8. Surface water

No construction works shall commence until details and management of the surface water drainage system have been submitted to and approved in writing by the Local Planning Authority. No home shall be occupied until the drainage system has been implemented in accordance with the approved details. The system shall be maintained thereafter in accordance with the approved management details.

REASON To prevent the risk of flooding in accordance with Policy 8 of the Core Strategy 2006-2026.

9. New access

No development hereby permitted shall commence until details of the new

means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development.

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 T3 of The Adopted Local Plan for Slough 2004.

10. Internal access roads

Prior to first occupation of the development, the internal access roads footpath and vehicular parking and turning provision shall be 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 T3 of The Adopted Local Plan for Slough 2004.

11. Construction management plan

No development hereby permitted shall commence until a construction management plan has been implemented in accordance with details that have first been submitted to and been approved in writing by the local planning authority. The plan shall be implemented as approved throughout the construction phase. The plan shall include details of wheel cleaning at the site exit, parking for site workers, space for delivery vehicles within the site and working hours.

Reason In the interest of highway safety and living conditions for nearby residents.

12. Electric Vehicle charging

No home shall be occupied until an electric vehicle charging scheme has been implemented in accordance with details that have first been submitted to and approved in writing by the Council. The scheme shall comprise identification of one of the parking spaces for each of 5 homes within the development and showing 1 electric vehicle charging point next to each of the parking places identified. The charging points shall be 7 kW Mode 3.

REASON In the interest of public health and air quality in particular encouraging use of low carbon emission cars in accordance with policy 8 of the Core Strategy 2006 - 2026 adopted 2008 .

13. Open Space mitigation works

No construction work above ground floor slab level shall take place until details of the open space loss mitigation works within the application site have been submitted to and been approved by the local planning authority. The works are those outlined on drawing number XX *[to be inserted]*. No dwelling shall be occupied until hard surface works and structures have been implemented in accordance with the approved details. (Soft landscaping is covered by condition 4).

REASON In the interest of providing appropriate recreation space and facilities for the new and existing residents in the neighbourhood and in particular to mitigate the loss of public open space and to comply with Local Plan policy OSC1 and Core Strategy policy 2.

14. Off Site Highway Works

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

1 Widening of the existing footpath to 3 m width on its west side from the north boundary of the site to the south end of Forest Close carriage way on Council owned land.

2 Create a cycle path from the site to Wexham Road foot/cycleway in accordance with the approved layout.

REASON In the interest of providing non car modes of travel in particular creating cycleway and walking links out of the site. And to comply with Core Strategy policy 7 transport.

15. Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy

No development hereby permitted shall commence until a quantitative risk assessment has been prepared for the site, based on the findings of the intrusive investigation. The risk assessment shall be prepared in accordance with the Contaminated Land report Model Procedure (CLR11) and Contaminated Land Exposure Assessment (CLEA) framework, and other relevant current guidance. This must first be submitted to and approved in writing by the Local Planning Authority and shall as a minimum, contain, but not limited to, details of any additional site investigation undertaken with a full review and update of the preliminary Conceptual Site Model (CSM) (prepared as part of the Phase 1 Desk Study), details of the assessment criteria selected for the risk assessment, their derivation and justification for use in the assessment, the findings of the assessment and recommendations for further works. Should the risk assessment identify the need for remediation, then details of the proposed remediation strategy shall be submitted in writing to and approved by the Local Planning Authority. The Site Specific Remediation Strategy (SSRS) shall include, as a minimum, but not limited to, details of the precise location of the remediation works and/or monitoring proposed, including

earth movements, licensing and regulatory liaison, health, safety and environmental controls, and any validation requirements.

REASON: To ensure that potential risks from land contamination are adequately assessed and remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Policy 8 of the Core Strategy 2008.

16. Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy condition shall be occupied until a full validation report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Policy 8 of the Core Strategy 2008.

17. 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.

18. Sustainable Development

Construction of any house in the development shall not commence above ground floor slab level until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority.

The scheme shall show how the design and construction of dwellings will achieve carbon emissions (all dwellings combined) that will be 10% lower than all of the dwellings combined total Target Emission Rate as calculated in accordance with the Building Regulations 2013 Part L and

associated Approved Documents.

The scheme shall include (a) an energy statement listing the Target Emission Rate and dwelling emission rate for each Dwelling and calculations to show the combined figures for both; (b) descriptions of building fabric enhancements, building services enhancements or low or zero carbon energy generating equipment proposed to achieve the 10% carbon emissions requirement.

The scheme shall be implemented as approved and no dwelling shall be occupied until its associated low or zero carbon energy scheme measures have been installed and are operational.

REASON In the interest of sustainable development in particular reducing carbon emissions and in accordance with policy 8 of the Core Strategy 2008.

19. Garage use for parking only

Notwithstanding the terms and provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, the garage(s) 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 Policy T2 of The Adopted Local Plan for Slough 2004.

20. Removal of Permitted Development rights - extensions

Notwithstanding the terms and provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

21. Removal of Permitted Development rights - outbuildings

Notwithstanding the terms and provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

INFORMATIVE(S):

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. It is intended to declare the access road as a 'Prospectively Maintainable Highway' under Section 87 of the New Roads and Street Works Act 1991.

The access road will be subject to Section 219/220 of the Highways Act 1980. It is recommended that the road is designed and built under a Section 38 Agreement of the said Act for its ultimate adoption.

The applicant will need to enter into an agreement for works within the existing highway (footway reinstatement and crossover). (Minor Schemes)

The applicant will need to enter into a section 278 Agreement for works within the existing highway. (Major Schemes)

No water metres will be permitted within the public footway. The applicant will need to provide way leave to the Thames Water plc for installation of the water meters within the application site. This may raise some planning implications.

Informative

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.