

PLANNING STATEMENT

In support of

Planning Application

by Mr Thomas Roberts



**Proposed erection of two replacement dwellings following the demolition
of two existing dwellings and the removal of the existing storage yard.**

Relocation of the existing access and landscaping.

22a and 22b, Barkham Ride, Finchampstead,
Wokingham, Berkshire, RG40 4EX

Prepared by

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Chartered Town Planner

1.0 Introduction:

1.1 I am instructed by Mr Thomas Roberts, of A1 Roberts Properties Limited, to advise and prepare a planning application for two replacement dwellings at 22a and 22b Barkham Ride.

1.2 I am familiar with the site and its planning history. I understand government planning policy and the development plan for the site that comprises the Wokingham Core Strategy (Adopted 2010) and Managing Development Delivery Local Plan (Adopted 2014), as well as Supplementary Planning documents.

1.3 I have worked closely with the applicant and the architects for this site, Paul Edwards, as well as with other consultants including a tree consultant and ecologists. This application follows a formal pre-application process (221261) and an application for a Certificate of Lawfulness that confirmed the two lawful dwellings (223579).

1.4 The application is made in full. The following is proposed:

The erection of two replacement dwellings following the demolition of two existing dwellings and the removal of the existing storage yard.

Relocation of the existing access and landscaping.

1.5 This statement sets out the policy framework relevant to the revised proposal and a reasoned justification for the grant of planning permission.

1.6 The following documents are submitted in support of this application:

- Drawing No 2596 01 Existing Floor Plans and Elevations
- Drawing No 2596 02 Location Plan and Existing Site Plan
- Drawing No 2596 12 Plot 1 Proposed Floor Plans and Elevations
- Drawing No 2596 13 Plot 2 Proposed Floor Plans and Elevations

- Drawing No 2596 14A Proposed Site Plan
- Design and Access Statement prepared by Paul Edwards
- Planning Statement - this document.
- Preliminary Ecological Appraisal prepared by AA Environmental Ltd.
- Preliminary Bat Roost Assessment prepared by Plan Ecology Ltd
- Arboriculture Impact Assessment prepared by Mark Welby Arboricultural Consultant, dated 26/09/2024.
- Flood Risk and Drainage Assessment.
- Phase1 Contaminated Land Assessment
- Community Infrastructure Levy Form.

2.0 The Application Site and Surrounding Area:

- 2.1 The site is located on the southern side of Barkham Ride, with direct access onto Barkham Ride. The site has an area of 0.119 hectares and contains two dwellings and surrounding land that has been used as a storage yard for many years. The existing dwellings have a combined gross external floor area of 109 sq m.



2.2 The site is located in the countryside and outside the settlement boundary.

Please refer to the architect's design and access statement for a detailed site analysis.

2.3 Access to the site is from Barkham Ride, the road that runs along the northern site boundary. The site has good access to local services and facilities in Finchampstead and is accessible via public transport, with regular bus links to Wokingham and Reading.

2.4 The site is within the Thames Basin Heaths SPA Mitigation Zone 5 and 7km. This is where protection is afforded to a network of heathlands designated for their internationally important bird populations of Dartford Warbler, Nightjar and Woodlark.

2.5 The site is within the north western edge of Wokingham District Landscape Character Assessment Area M1 'Finchampstead Forested and Settled Sands'. Below is the summary of the whole area:

SUMMARY

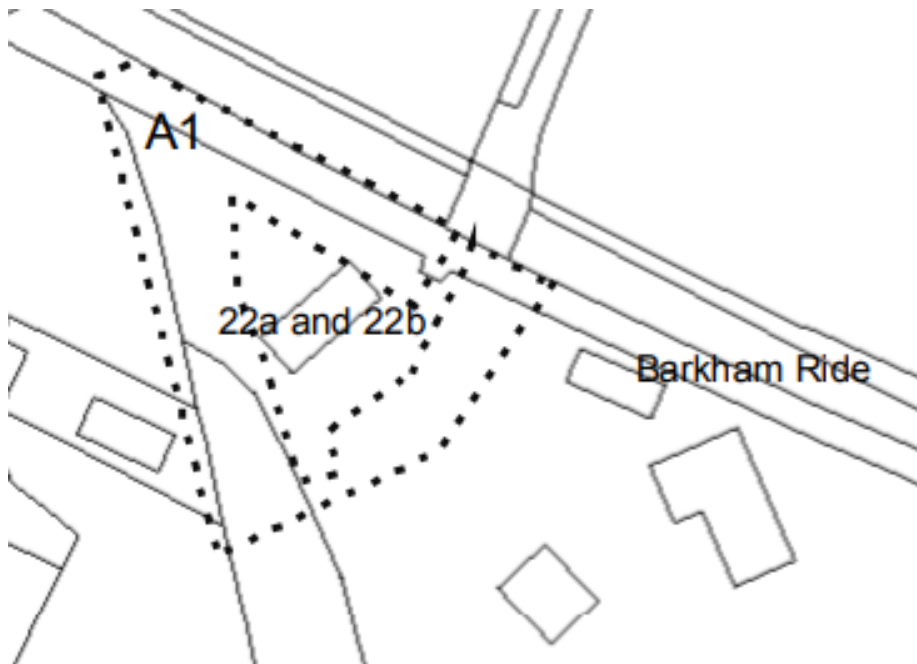
An elevated plateau characterised by its densely wooded context, which creates a strong sense of enclosure. The woodland is varied with semi-natural areas and forestry plantation interspersed with heathland. Low density settlement is arranged along linear rides or in the settlements of Finchampstead (north) and part of Crowthorne. Away from areas of settlement, the landscape has a remote character, although it is still accessible due to numerous footpaths.

The eastern boundary of this area is defined by the borough boundary, although the character area extends into Bracknell Forest District. The northern and western boundaries broadly follow the edge of the woodland or settlement and changes in the underlying geology, from sands to clay and river terrace deposits. To the south the boundary is defined by the transition to the more open and topographically varied character of M2: Finchampstead Ridges Forested and Settled Sands and N2: Finchampstead Pastoral Sandy Lowland.

2.6 The site is the subject of an area tree preservation order with reference 1889/2022. A detailed Arboricultural Report prepared by Mark Welby accompanies the application.

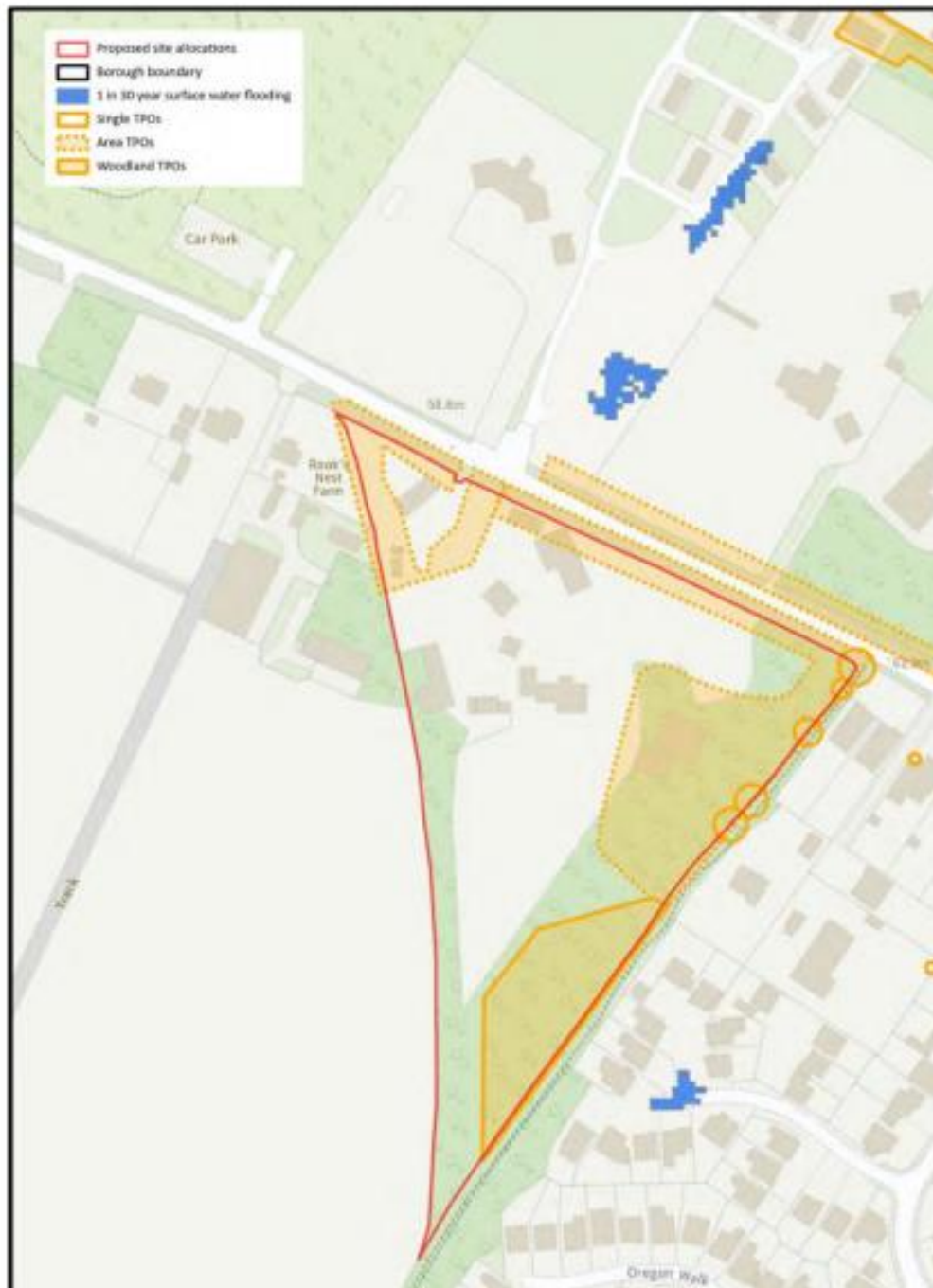
Extracts from the tree preservation order are below:

A1	Tree of all species	Located within and around 22a and 22b Barkham Ride, Barkham, RG40
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2.7 The application site forms part of a larger parcel that is proposed to be allocated for housing development in the emerging Local Plan.

The draft allocation is described as 24 Barkham Ride (reference SS14.5) with a net capacity of 30 dwellings. An extract from the site allocation plan is shown here:



3.0 Planning History:

- 3.1 The following sets out the relevant planning history, firstly taken from the council's website and then an extract taken from the pre-application advice:

223579 Application for a certificate of existing lawful development for the use of the building as 2 no. residential dwellings, 22a and 22b Barkham Ride, for more than four years.

Approved 26/01/2023

Application No.	Description	Decision & Date
14671 (24 Barkham Ride)	Outline application for a dwelling and garage	Approved 15/01/1981
14672 (proposal site)	Siting of portable prefabricated building for temporary use as a domestic dwelling during rebuilding work at 24 Barkham Ride	Refused 18/01/1981

It appears from the planning history search that despite the refusal of application 14672, the temporary building was constructed and used as a dwelling. Plans submitted with the historic application indicate the existing building within the proposal site is the temporary prefabricated building for which permission was refused in 1981.

- 3.2 Locally, two outline planning permissions have recently been granted for 26 dwellings at 31 Barkham Ride that is opposite the site, and next door to that, for 56 dwellings at 33 Barkham Ride. References are 230791 and 223528.
- 3.3 A planning application for development at 24 Barkham Ride next to the site the subject of this application is currently awaiting determination, with reference 241667. This application is for outline planning permission for up to 60 new dwellings. This forms a larger part of the parcel allocated for housing on the Local Plan, as detailed above.

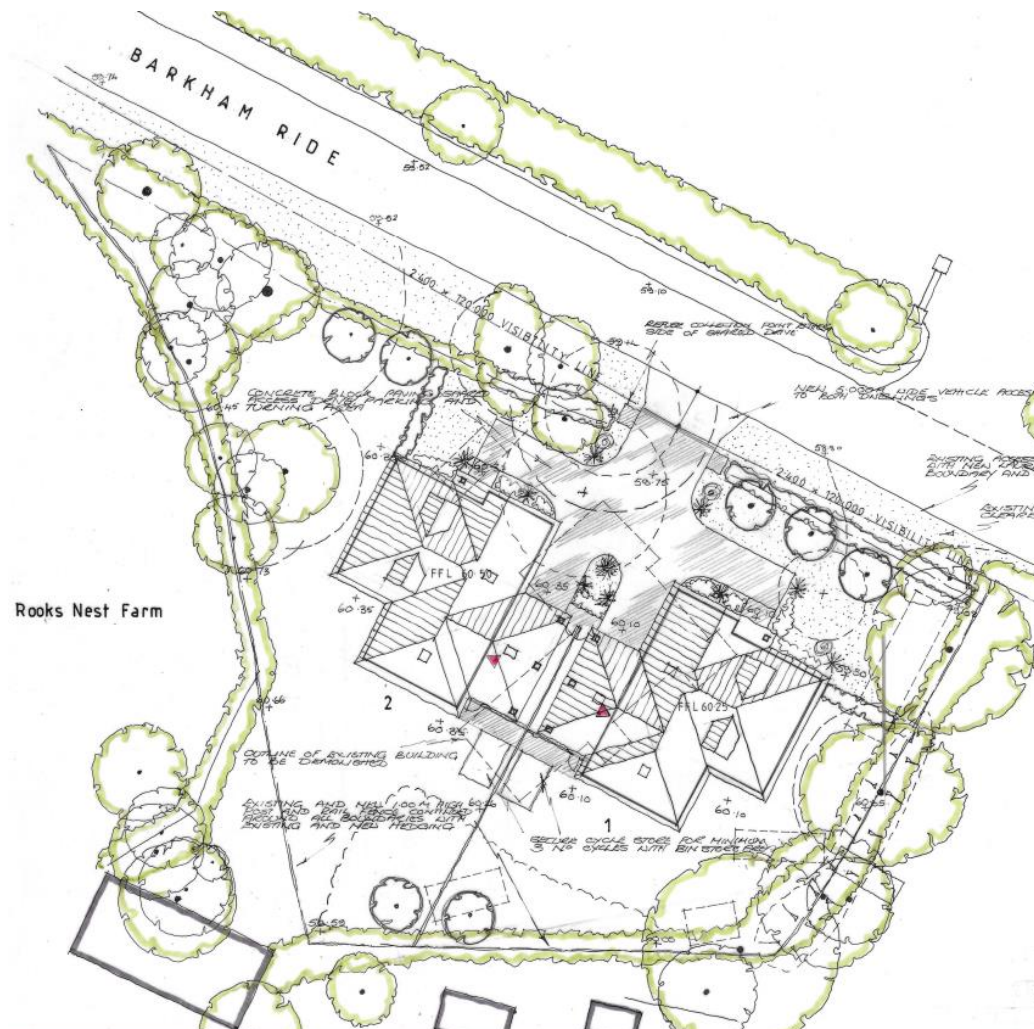
4.0 Proposed Development

4.1 The following development is proposed:

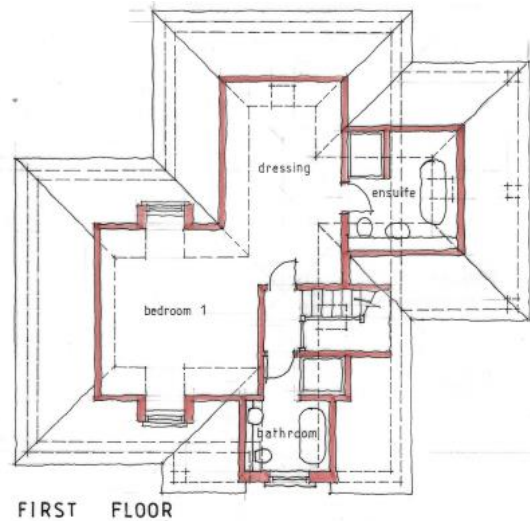
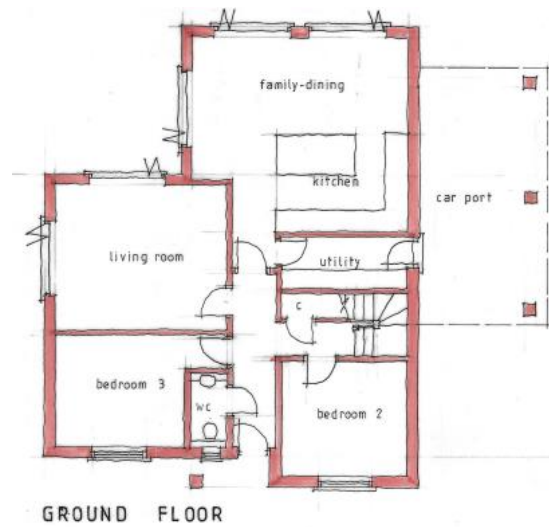
Proposed erection of two replacement dwellings following the demolition of two existing dwellings and the removal of the existing storage yard.

Relocation of the existing access and landscaping.

4.2 Planning permission is sought for two replacement dwellings. A density of 16.8 dwellings per hectare is proposed. A snip of the proposed layout is shown below. This indicates a new access from Barkham Ride, replacing the existing access:



- 4.3 The detail of the two dwellings is shown on the application drawings. Extracts of the Plot 1 house are shown below.



The Plot 2 house is similar but “handed”.



- 4.4 A comparison between the existing and proposed dwellings is set out below. Note that this does not take account of other development on site such as lean to extensions, storage containers and other stored items such as caravans and vehicles.

Existing dwellings

Total gross internal floor area = 100.30 m²

Total gross external floor area = 109.00 m²

Total gross volume = 413.00 m³

Proposed dwellings

Gross internal floor area each = 112.42m²

Total gross internal floor area = 224.84 m²

Total gross external floor area = 292.88 m²

Total gross volume = 824.32 m³

- 4.5 Both dwellings are designed to meet with the requirements of Wokingham Borough Council's Design Guide and meet the HDD Local Plan Policy TB07 Internal Space Standards.
- 4.6 Please refer to the architects Design and Access Statement for an explanation of the layout, scale, landscaping and appearance and access including disabled access.

5.0 Planning Policy Considerations:

- 5.1 Relevant planning considerations comprise government policy within the National Planning Policy Framework, Planning Practice Guidance, and the Development Plan for the site. The Development Plan comprises Wokingham Core Strategy (Adopted 2010), and Managing Development Delivery Local Plan (Adopted 2014)
- 5.2 Other material considerations include various adopted Supplementary Planning Documents, the 2021 Local Plan Update: Revised Growth Strategy Consultation and the emerging Local Plan. The Arborfield and Barkham Joint Neighbourhood Plan is a further consideration.
- 5.3 Supplementary planning guidance includes:
- Borough Design Guide SPD.
 - Sustainable Design and Construction; and
 - Infrastructure Delivery and Contributions.

The National Planning Policy Framework (2023):

- 5.4 The Framework states that the main purpose of the planning system is to contribute to the achievement of sustainable development. This means meeting the needs of the present without compromising the ability of future generations to meet their own needs. The relevant sections of the framework pertinent to the application proposal have been identified below:

Text in italics are my notes.

- 5.5 Paragraph eight states that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways;

- an economic objective – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – supporting strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being, and;
- an environmental objective – contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.6 Paragraph 11 of the framework sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay. This paragraph then advises at criterion d) that where there are no relevant development plan policies or where the development plan is out of date, planning permission should be granted, that is unless;

- i. the application of policies in the framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or,
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this framework taken as a whole.

Decision making:

- 5.7 Section four of the framework states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Delivering a sufficient supply of homes:

- 5.8 Section five of the framework encourages a sufficient amount and variety of housing land to significantly boost the supply of homes.

Identifying land for homes:

- 5.9 Paragraph 70 acknowledges the important contribution that small sized sites can make to meeting the housing requirement of an area and are often built relatively quickly. Councils are advised to support the development of windfall sites through their decisions. *This site provides such an opportunity alongside the emerging allocation.*

Promoting sustainable transport

- 5.10 Section nine (Promoting Sustainable Transport) states that transport issues should be considered from the earliest stages of plan making and development proposals. This is so that the potential impact of development on transport networks can be

addressed, as well as ensuring improved transport infrastructure, promoting cycling, walking and public transport use.

- 5.11 Paragraph 115 makes it clear that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Making efficient use of land

- 5.12 Section 11 advises that planning policies, and decisions should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Achieving well designed places:

- 5.13 Section 12 of the framework states that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to the objectives of the planning and development process.
- 5.14 Paragraph 135 advises that planning policies and decisions should ensure that developments;
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks, and;
- f) create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

A carefully considered, attractive and good quality development is proposed to sustain the character of the surrounding area.

Meeting the challenge of climate change, flooding and coastal change

- 5.15 Section 14 requires a proactive approach to mitigating and adapting to climate change. New development should avoid increased vulnerability to the range of impacts arising from climate change.

Conserving and enhancing the natural environment

- 5.16 Section 15 states that planning decisions should contribute to and enhance the natural and local environment.

The Development Plan:

- 5.17 The Development Plan for the site comprises the Wokingham Core Strategy and Managing Development Delivery DPD.

Wokingham Core Strategy (2010)

- 5.18 Relevant policies are set out below. Explanatory notes relating to the proposed development are in *italics*:
- 5.19 Policy CP1- Sustainable Development, advises that planning permission will be granted for sustainable forms of development.
- 5.20 Policy CP2- Inclusive Communities, requires that new development contributes to the provision of sustainable and inclusive communities. This includes granting planning permission for developments that address the requirements of all people. Sites should be located either close to or within the limits of development to maximise possibilities for social inclusion and sustainable patterns of living. Sites should not be disproportionate to the scale of the existing settlement.
- 5.21 Policy CP3- General Principles for Development, sets out a list of criteria for consideration and advises that planning permission will be granted for proposals that:
- “a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
 - b) Provide a functional, accessible, safe, secure and adaptable scheme;

- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.”

5.22 Policy CP5 - Housing Mix, Density and Affordability. This policy requires a mix and balance of densities, dwelling types, tenures and sizes.

5.23 Policy CP6 - Managing Travel Demand, requires that development is in a sustainable location, with appropriate vehicle parking and designed to prevent highway problems.

5.24 Policy CP7- Biodiversity, advises that development must not harm designated wildlife sites or habitats.

- 5.25 Policy CP8- Thames Basin Heaths Special Protection Area. This policy protects this specific area from harm. Mitigation against any potential adverse effects is required for a residential site such as this, within 5km of the protected area.
- 5.26 Policy CP9 – Scale and Location of Development Proposals, states that the scale of development proposals in Wokingham Borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility. Development locations are identified.
- 5.27 Policy CP11 – Proposals outside Development Limits (including countryside). This policy guards against development outside the development limits. This is to protect the separate identity of settlements and maintain the quality of the environment. This policy allows for limited development in exceptional circumstances including the replacement of existing dwellings. Policy CP11 further states that for replacement dwellings, proposals must not result in an inappropriate increase in the scale, form or footprint of the original building. Policy CP11 also states that proposals should not lead to excessive encroachment or expansion away from original buildings.
- 5.28 Policy CP17- Housing Delivery. This policy advises the need for the provision of new housing during the plan period that is to 2026. Allocated sites are to be brought forward as needed to meet the supply of housing land.

The Managing Development Delivery Local Plan DPD (2014)

- 5.29 Policy CC01 - Presumption in Favour of Sustainable Development, follows Government policy and states that:
- “1. Planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

2. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
- a. Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole; or
 - b. Specific policies in the National Planning Policy Framework indicate that development should be restricted.”

5.30 Policy CC02 - Development Limits states that:

“Planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.”

5.31 Policy CC03 - Green Infrastructure, Trees, and Landscaping, requires protection of the Borough’s landscape. This includes retention of existing trees and hedging and high quality new native landscaping as part of a scheme, as well as integration with neighbouring public open spaces.

5.32 Policy CC04 – Sustainable Design and Construction, requires the delivery of high quality sustainably designed and constructed developments.

5.33 Policy CC06 - Noise

5.34 Policy CC07- Parking, requires parking provision to meet the required standard in Appendix 2 of the MDD. For a town and fringe area, between 1 and 2 car parking spaces are required depending on the size of unit.

5.35 Policy CC09 – Development and Flood Risk advises that development should be guided to the lowest flood risk areas.

5.36 Policy CC010 – Sustainable Drainage, requires carefully planned drainage strategies to meet the long terms needs of the development.

5.37 Policy TB05- Housing mix. This policy advises:

“1. Proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households. Any scheme that requires the provision of affordable housing should provide an appropriate mix of accommodation on a site by site basis, which reflects the Council’s Housing Strategy and the Affordable Housing SPD.

2. A proportion of all dwellings must be built to Lifetime Homes Standards. The proportion will be determined on a site-by-site basis, normally within the range of 10-20%”

5.38 Policy TB07- Internal Space Standards, sets out internal layout and size standards for new dwellings.

5.39 Policy TB21- Landscape Character, requires:

“1. Proposals must demonstrate how they have addressed the requirements of the Council’s Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.

2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.”

- 5.40 Policy TB23- Biodiversity and Development, requires protection an enhancement, offering opportunities to incorporate new biodiversity features, buffer zones and wildlife corridors.

The Arborfield and Barkham Joint Neighbourhood Plan (2020)

- 5.41 The Neighbourhood Plan includes relevant local planning policies as detailed below. These reflect adopted Local Plan policies:

POLICY IRS1: PRESERVATION OF SEPARATION OF SETTLEMENTS

POLICY IRS2: RECOGNISE, RESPECT AND PRESERVE IDENTITY AND RURAL SETTING OF SETTLEMENTS

POLICY IRS3: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT AND GREEN SPACES

POLICY AD1: NEW DEVELOPMENT WITHIN DEVELOPMENT LIMITS

POLICY AD2: PRIORITISE HOUSING FOR LOCAL NEEDS

POLICY AD3: HIGH QUALITY DEVELOPMENT WITH GENEROUS OPEN SPACE, PROPERLY LANDSCAPED

Borough Design Guide Supplementary Planning Document (2012).

- 5.42 This guide amplifies the policies within the Core Strategy and the Managing Development Delivery Local Plan. It provides advice on general design and layout principles to ensure high quality new development. This includes advice on rural and settlement edge developments.

Sustainable Design and Construction Supplementary Planning Document (2010) and companion document

- 5.43 This sets out the detail of policy requirements for sustainability including minimising energy consumption, carbon reduction, water resource management, biodiversity, waste management, pollution, and recycling. The companion document advises on renewable energy.

Infrastructure Delivery and Contributions (2011)

- 5.44 This policy document advises on the mechanism for securing contributions towards infrastructure delivery and enhancement.

Wokingham Emerging Local Plan

- 5.45 The Emerging Local Plan is currently within a further consultation stage that ended on Wednesday 13th November 2024. The application site is part of a site promoted through the Council's call for sites process and is included as part of a larger site allocated for housing development, as detailed at paragraph 2.7.

6.0 Planning considerations:

6.1 We understand that the main issues for consideration are:

- Principle of Development.
- Impact upon the character of the area.
- Quality of accommodation, dwelling mix, and tenure.
- Highway access and parking.
- Landscaping and Trees
- Ecology.
- Thames Basin Heath protected area.

Principle of Development.

6.2 The site is already developed with two dwellings and associated garden areas. Also, an area used for storage and parking. It lies within the countryside and outside the settlement boundary in a sustainable location being close to facilities and services within Finchampstead. There are two policy approaches to consider in this instance. One is in relation to Core Strategy CP11 for a site within the designated countryside allowing for replacement dwellings and the second takes account of the housing allocation within the emerging Local Plan and the “tilted balance” arising from the shortage of housing land.

6.3 Firstly, taking account of policy CP11, and the potential for replacement dwellings, we submitted an application for pre-application advice. We followed the pre-application advice provided and secured a Certificate of Lawfulness to confirm the status of the existing dwellings. We also followed advice to reduce the size of the proposed replacement dwellings. The proposed dwellings are now chalet bungalow style dwellings with significantly reduced bulk, utilising the space within the hipped roofs to create a bedroom. The separate garages proposed at the pre-

application stage have been removed and replaced with car ports within the footprint of the dwellings. The proposed volume has reduced from 1,049.8m³ to 824.32m³ for the combined two dwellings. We have maintained these changes for this application.

- 6.4 We understand now that the restrictions of policy CP11 may no longer be relevant. The site's sustainable location has influenced its allocation in the emerging Local Plan. Although the site is currently in an area subject to policies restricting new development, the emerging allocation demonstrates that the site offers a sustainable housing site. It has been confirmed by the Council through determination of neighbouring applications and through appeal decisions that the Council's housing land supply is below the required amount.
- 6.5 The shortage of housing land and this housing need tilts the policy balance such that the proposed development can be considered favorably without the restriction of policy CP11. This policy approach is set out in detail in the officer report relating to the determination of planning application 230791. Permission has been granted for 26 dwellings at 31, Barkham Ride, by a decision dated 25th September 2024. The following sets out a helpful summary of the relevant policy approach:

"Whilst the LPU is at a consultative stage of preparation, and therefore holds limited weight in the planning balance, the borough does not have a 5-year housing land supply (nor a transitional 4-year supply as required by the NPPF) meaning paragraph 11(d)(ii) of the NPPF is engaged. This states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless the "adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

The principle of developing this site for a more intense residential use has already been considered in the plan making process and whilst the LPU itself holds limited weight, this needs to be considered alongside the current identified shortfall in housing delivery and any identified benefits of the scheme."

- 6.6 We understand that the same consideration and policy approach will apply to the site the subject of this application.

In the case of 22a and 22b Barkham Ride we identify the following benefits:

Economic benefits:

1. A short-term economic contribution arising from the construction process
2. Future economic benefits arising from the contribution that the resident families will make to the local economy.

Social benefits:

3. An opportunity to replace two poor quality dwellings with two self-build family dwellings for local people.
4. A modest but valuable contribution to housing to assist in meeting the local shortfall.

Environmental benefits:

5. A development that will integrate well within the surrounding countryside.
6. A development that will protect and enhance the natural environment through new landscaping and habitat enhancement.
7. Removal of the existing storage use.

Impact upon the character of the area.

- 6.7 We have worked to propose a sensitive low-density layout to complement the character of the area on this edge of settlement site in compliance with Policies CP3 and CP5 of the 2010 Core Strategy and Policy TB05 of the 2014 MDD Local Plan. This includes well landscaped boundaries and generous garden areas. The development proposed, as shown in the traditional house types, offers reduced bulk through the inclusion of first floors as roof accommodation, including dormers and gable detail. Two replacement dwellings are proposed fronting Barkham Ride,

maintaining the dense boundary frontage planting. Within the site, ample space is available for parking and turning as well as cycle and bin storage.

- 6.8 The proposed density at 16.8 units per hectare follows the recommendations within policy CP5 of the Core Strategy and policy TB05 of the Local Plan that seek to ensure a density in character with the local area.

Quality of accommodation, dwelling mix, and tenure

- 6.9 Good quality residential accommodation is proposed, in accordance with the required technical standards. This follows Policy CP5 of the Core Strategy and Policy TB05 of the Local Plan. The proposed development offers two, three bedroom family homes to be self-build dwellings for the applicants and their families (Mr Roberts Senior and Mr Roberts Junior).
- 6.10 Generous amenity space and garden areas are proposed in compliance with and exceeding the requirements of policy R16 of Supplementary Planning guidance. All units will benefit from proximity to the nearby SANG open space.

Highway access and parking

- 6.11 It is proposed to move the existing access to a more central location with sight lines of 2.4 x 120m, as detailed in the design and access statement. The access will serve two residential units, with no access requirement for the existing storage and parking use that is to cease as part of the development. Thus, an estimated likely reduction in intensity of use.

Landscaping and Trees

- 6.12 The proposed development is designed and laid out to maintain and enhance existing boundary landscaping.

The Arboricultural Assessment and Method Statement accompanying the application advises on works to trees and their protection. An extract from the executive summary is below:

“Three trees are to be removed to facilitate the proposals. Regardless of this proposal, two additional trees will be removed as good practice. The new dwellings are located outside the root protection areas of retained trees so all can be adequately protected throughout the construction process. Tree protection commitments include erecting barriers and a pre-start audit/meeting. Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.”

Ecology

- 6.13 The ecology survey and bat roost assessment undertaken has confirmed no potential bat roosting features. Ecological mitigation is proposed including protection for nesting birds and flora and fauna during any development work. Biodiversity Enhancements of integrated bat bricks, bee bricks and bird nesting bricks are recommended in the new houses. A native wildlife scheme is also recommended for any landscaping. Recommendations will be fully adopted in the detailed landscaping scheme to be prepared in discharging a relevant condition. The ecology report concludes:

“Overall the findings of this ecological appraisal would indicate that there are no ecological constraints to the redevelopment proposals to preclude planning permission being granted. A range of generic mitigation/enhancement measures have been suggested and, if implemented effectively, would reduce the impact of the works on local wildlife, avoid contravention of current legislation.”

Thames Basin Heaths Special Protected Area.

- 6.14 The site is within 5km of the Thames Basin Heaths Special Protection Area (SPA). In this case contributions will be needed towards Suitable Alternative Natural Greenspace (SANG) as well as a financial contribution for ongoing monitoring (SANGM). The site lies close to Rooks Nest Wood Country Park that is an 18.2 hectare Suitable Alternative Natural Greenspace (SANG) that was developed in 2011 to provide an informal recreation area for new and existing residents of the Borough. We await advice on whether a contribution can be made towards the maintenance of this existing provision.

7.0 Conclusions

- 7.1 This application proposal represents a sensible and beneficial scheme to provide two replacement homes in a sustainable location to meet demand for new housing. The layout and proposed scale of development has been carefully conceived to ensure that it will result in a sensitive form of development that will respect the character and appearance of the surrounding local area.
- 7.2 The proposed residential redevelopment is in accordance with national and local planning policy. Planning permission is respectfully sought.