



**Progress**<sup>™</sup>  
Planning

## Planning, Design & Access Statement

Former Winkfield Working Men's Club, Chavey Down Road, Winkfield Row, Bracknell, Berkshire, RG42 6LY

*Demolition of Winkfield Working Man's Club, erection of 1 three-bedroom detached dwelling and 2 four-bedroom detached dwellings with associated parking, cycle and refuse/recycling storage.*

Prepared by Progress Planning on behalf of:

County Homes Thames Valley Ltd

October 2023

## TABLE OF CONTENTS

### INTRODUCTION

#### ASSESSMENT

Environmental  
Social  
Economic

#### PLANNING POLICY

The Development Plan  
The Principle of Development

### RELEVANT PLANNING HISTORY

#### DESIGN

The Proposal  
Amount  
Density  
Affordable Housing  
Amenity Space  
Layout, Scale and Appearance  
Landscaping  
Access / Parking / Cycle Storage / Refuse & Recycling

### CONCLUSION

## INTRODUCTION

This Statement accompanies a Full Planning Application submitted to the Local Planning Authority Bracknell Forest Council (herein after referred to as the 'LPA') for a proposed development involving the demolition of a former 'working men's club' and the erection of 3 detached dwellings, on land at the Winkfield Working Men's Club, Chavey Down Road, Winkfield Row, Bracknell, RG42 6LY (herein after referred to as the 'site').

The proposal entails the demolition of an unsightly, unneighbourly located former clubhouse building and car parking, and the erection of 3 detached dwellings. The dwellings will be laid out in a tandem format with Plot 1 sited on the site frontage adjacent to nos. 1-3 Westfield Cottages to the south, with plots 2 & 3 located to the rear sited broadly in line with Paddocks End to the north. Each dwelling will be served by private amenity space, allocated parking, and refuse/cycle storage, alongside communal landscaping, a shared driveway, turning head, and an improved vehicular access to Chavey Down Road.

The site is formed from 3 land parcels assembled and now owned by the Applicant. The larger parcel is that associated with the Clubhouse – which contains the Club building, its' parking area (which wraps around 3 sides of the building), and an external storage area adjacent to the south flank. This situation results in the entirety of the Club's land parcel / curtilage being developed, with no landscaping of note evident. To realise sufficient space to deliver the scheme, the Applicant has acquired 2 smaller parcels of land formally located beyond the rear / the west boundary of the Club's land. This additional land will be a component part of plot 2 and 3's rear gardens, and an area which can assist to significantly bolster the site's biodiversity attributes (see accompanying Preliminary Ecological Appraisal).

The proposal will deliver 3 family dwellings which will assist bolster the supply of housing in Winkfield Row. The associated soft landscaping works will increase the biodiversity credentials of the site and collectively, along with the significantly enhanced architectural form proposed, assist reinvigorate a tired, unkempt, and visually unattractive development and improve both the setting of the same and that of the adjacent Winkfield Row Conservation Area.

The site is located within the settlement boundary of Winkfield Row, the Winkfield Row Lane 'Character Area C' Study Area and within the 5000m buffer zone of the Thames Basin SPA. The site is directly to the west of the southernmost extent of the Winkfield Row Conservation Area, and within the 'catchment' of the emerging Winkfield Neighbourhood Plan area (the subject of a public referendum scheduled for November 2023).

The description of the proposal is:

*Demolition of Winkfield Working Man's Club (sui generis), and erection of 1x3 bedroom detached dwelling and 2x 4-bedroom detached dwellings, with associated parking, cycle, and refuse/recycling storage.*

The Applicants have investigated redeveloping the site for several years. This process has allowed the project team to consider a multitude of alternative designs and layouts, cumulating in the heavily refined design the subject of this application. The Applicant has utilised the time to ensure that the proposal is a robust and fully resolved design approach to realising the site's redevelopment potential, and which takes fully into account all material considerations including drainage, local design, amenity, access, the setting of the adjacent heritage asset, ecology, arboriculture, parking, and internal building layout.

The outcome of this considered design approach is a scheme which will significantly improve on the architecture on site, in no small part through the removal of the unkempt, unattractive, and vacant clubhouse building and its substantial 'flank to flank / front to rear' car-parking area. The design will deliver a distinct betterment in the site's contribution towards the setting of the street scene and local amenity generally, in particular in relation to no.3 Westfield Cottages which is currently joined to the southern / the front elevation of the Clubhouse, and entirely dominates the rear outlook from that property.

This Statement begins by providing a description of the site and surrounding area followed by a review of the planning history. An analysis of planning policy is then undertaken including and an in-depth assessment of other material considerations. Conclusions are set out at the end of the Statement.

## **ASSESSMENT**

This section of the Statement assesses the site's immediate and wider context in terms of environmental, social, and economic characteristics.

### **Environmental**

The site is located towards the northern end of the Winkfield Row settlement area and to the west of Chavey Down Road (the B3017) near to the junction of the same with Winkfield Row (the highway), which meet c40m to the north. To the south is the terrace comprising nos. 1-3 Westfield Cottages, to the west the substantial residential curtilage of 'The Headmasters House', to the north a cul-de-sac (Winkfield Road) containing 3 detached properties and to the east on the opposite side of Chavey Down Road, the flank wall of the Don Beni Italian restaurant. Development beyond that adjacent is primarily residential in nature. A small sub-station is located immediately to the north of the access to the site.

The site is broadly rectangular in shape, with a depth of c70m, a width of c20m and is fundamentally flat. The former Clubs land is devoid of landscaping, though the parcels to the west contain some grassland with boundary trees / hedges – see Tree Survey. The principal landscaping associated with the site, is off-site, and comprises a row of mostly evergreen (Lawson Cypress) trees interspersed with Sycamores, which runs the full depth of the former club's northern boundary with the dwellings with Winkfield Road to the north.

Most of the site - save the parcels added to its rear which were formally parts of residential garden – are located on previously developed land where residential development is acceptable by definition having reference to the NPPF.

There are no Tree Preservation Orders in place on / immediately bordering the site.

The driveway will be laid with block pavements using the no-dig method post removal of the hardstanding in situ.

Except for a small area of patio to the rear of plot 2, the dwellings will occupy only that land currently containing development – see accompanying Arboricultural Impact Assessment overlay drawing. This approach assists mitigate the potential for harm to the adjacent tree scape.

The proposal will deliver 3 family dwellings all with private amenity space and landscaping, which will contribute towards a biodiversity net gain on site and a high-quality environment for future occupiers, and those residents who would interact with the site from the street scene / from adjacent properties.

The Club house building is located immediately to the rear, indeed is connected to, the rear wall of 3 Winkfield Row. The demolition will remove a substantial over-bearing and dominant built form from a position directly outside the rear of that property, open up that property's outlook, increase sunlight/daylight ingress and introduce a far more neighbourly form of development.

The character and architecture evident in the area varies with small Victorian/Edwardian houses, larger detached houses, semi-detached and terraces all being evident - the latter including 1-3 Westfield Cottages. The detached houses vary in style, build date and height, with the more recent properties in Winkfield Road - Fairways, Little Willows, and Paddocks End - being modern in scale, form, and appearance than older detached properties to the north / northeast. The proposed layout is considered an organic development of the area akin to, in their time, the formation of the Winkfield Road development.

The proposal would sit comfortably within this cocoon of surrounding land usage and built form and integrate very well with the surrounding area in terms of scale, siting, layout, and dwelling format.

It is contended that the siting of the buildings satisfactorily addresses the constraints presented by the site whilst also making, realistically, the most efficient use of the available developable space. The scheme would also, in what is considered a significant positive off-spin attributable to the proposal, remove the unsightly form of The Winkfield Club building itself, and result in a significant enhancement of the site's appearance when viewed from within the same and from the street scene / the Conservation Area.

Parking arrangements are commensurate in scale, distribution, siting, and dimensions to those standards set out in the Bracknell Car Parking standards SPD. As such 3 car parking spaces have been provided for the four-bedroom houses and 2 spaces for the three-bedroom dwelling.

The site lies within 5km of the Thames Basin Heaths Special Protection Area. As such a financial contribution secured through S106 is envisaged towards the SANG and SAMM provision which, at the time of writing, combines to a contribution of £6823 for the 3 bed-dwelling and, £7645 for each of the 4 bed-dwellings.

### **Social**

The site is located within the settlement of Winkfield Row in a primarily residential area interspersed with some non-residential usage including the Don Beni restaurant opposite, the Charlotte Pratt Memorial Hall to the south, Winkfield St Marys Church of England Primary School on Winkfield Row and Lambrook School to the north. Other non-residential uses include the King George V Playing Field to the southeast, allotments to the south, Class E uses and incidental open space.

The site is a short walk - c100m – from the nearest bus stop on Chavey Down Road, from which the 299 service operates a circular route to Warfield Tesco on alternate weekdays. The site is a short private vehicle journey from nearby towns including Bracknell, wherein the largest concentration of retail and commercial facilities, including principal public transportation hubs such as Bracknell Railway Station, are located.

**Winkfield Working Men's Club, Chavey Down Road, Winkfield Row, Bracknell, RG42 6LY**  
**Planning, Design, and Access Statement**

Whilst the proposal entails the removal of a 'social Club', Working Man's Clubs are private member clubs, rather than a community club facility akin to a football clubhouse / a memorial hall. Accordingly, those Policies concerned with the retention of community facilities (SC3 of the Local Plan and CS8 (in particular) of the Core Strategy (alongside CS1 / 3 / 4 / 5 / 6 / 21 / 22) and not engaged.

Whilst CS8 does refer to 'Leisure and Cultural Facilities', a private club does not fall into the wider definition these titles convey. Support for this stance is also derived from the Winkfield Neighbourhood Plan, which does not include the Club within their list of Community Buildings considered under Policy W6 and depicted on Figure 9.1. There is therefore deemed no in principle objection to the cessation of a Club facility on the site.

The proposal will realise a functional and continuously utilised use of the site in contrast to the current vacant use and, more importantly, deliver open market dwellings of a size identified in the LPA's Housing Strategy (January 2023) (Table 5 Page 28), as being either most in demand (the 3 bed), or joint second most in demand (the 4 beds). The proposal will therefore provide 3 high-quality dwellings of a sought-after size, located on an under-used vacant site within a sustainably located settlement area.

**Economic**

In the short term the development program will provide job opportunities throughout the build program from day of commencement, through the build process and onwards to project completion and hand-over.

The project will bolster the viability of services and businesses as encouraged in the NPPF assisting - in however small a way - to reinforce local economic viability by providing job opportunities during the build and ongoing servicing of the dwellings and communal areas post completion.

By providing additional dwellings and thereby increasing the population of the site, the proposal will logically increase demand for and the use of local services and facilities thereby adding to local economic viability.

## **PLANNING POLICY**

Section 54(a) of the Town and Country Planning Act (1990) as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that LPAs should determine planning applications in accordance with the development plan, unless material considerations indicate otherwise. This approach is also reflected in the Site Allocations Local Plan policy CP1, which confirms the LPA's approach is to ensure a presumption in favour of sustainable development and that applications which accord with policies in the development plan, are to be approved without delay.

The LPA do not have an up-to-date Development Plan. Accordingly, the National Planning Policy Framework (2023) (NPPF) and accompanying Planning Policy Guidance (PPG) form the principal Policy basis upon which the proposal falls to be assessed. Collectively the Development Plan comprises the NPPF, PPG, the Core Strategy Development Plan Document (the 'CS' 2008), saved policies from the Bracknell Forest Borough Local Plan (the 'LP' 2002), Site Allocations Local Plan document (the 'SALP' - 2013), the Design SPD (2017), Streetscene SPD (2011), Parking Standards SPD (2016), Character Area Assessment SPD (2010) and the emerging Winkfield Neighbourhood Plan (at post examination / pre-referendum stage).

The emerging plan is at an advanced stage having been subject to examination in public during 2022. The Inspectorate confirmed on 19<sup>th</sup> January 2023, that whilst the Plan was found to have met the Duty to Cooperate and was legally compliant, it was nevertheless unsound though could be made sound through progressing and responding to the Main Modifications outlined in Appendix 1 to the Inspectorate's response. The LPA are in the process of collating information / revisions pursuant to the Modifications, post Inspectorate approval of which a further round of formal public consultation will take place, followed by further examination Hearings. Unfortunately, the timetable for the assembly & consultation / hearing stage for these stages is unclear, in part as the principal source of such information – the Local Development Scheme - dates from October 2021 and indicates Plan adoption was forecast for Summer/Autumn 2022. Considering the status of the emerging Plan, it is afforded moderate weight in the consideration of this proposal.

The SALP document identifies sites which are earmarked for their potential to contribute towards housing supply in the Council's administrative area. Where sites come forward, including windfall sites such as the site not identified in the SALP, Policy CS1 of the Core Strategy clarifies that development will be permitted which conforms to the following principles: (i) they make efficient use of land, buildings and infrastructure, (ii) are located so as to reduce the need to travel, (iii) promote a mix of uses, (iv) conserve the use of resources including water and energy through a reduction in their use and (v) support the economic wellbeing of the population.

### **The NPPF**

The current version of the NPPF was adopted in September 2023 and provides a principal policy basis for the consideration of the proposal. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 sets out the approach to how plan and decision making should apply this presumption in their considerations. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay (paragraph 11 c and in particular 11d).

The LPA do not have either an up-to-date Development Plan, nor a 5-year housing land supply (4.74 years as of April 2023) and the circumstances set out in NPPF para 14 do not apply. Accordingly, the presumption in favour of sustainable development is engaged as per paragraph 11(d) of the NPPF. Further, given the site is not within one of the 11(d)(i) designated areas listed, coupled with any adverse impacts of granting consent not significantly and demonstrably outweighing the benefits of granting consent, the policy framework is such that the LPA can look to grant permission without delay.

The NPPF states at paragraph 38 that Authorities should approach decision making in a positive and creative way – in other words Authorities should look for solutions rather than problems. Authorities are encouraged to work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area in which the development is to be located. Decision makers are encouraged to approve applications for sustainable development.

Paragraph 60 requires that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land come forward where it is needed, that the needs of groups of specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The proposal will assist, in however small a way, in contributing towards the delivery of family housing within the locale.

Paragraphs 61 and 62 requires that polices should be informed by local housing need and recognise the different size, type and tenures of housing required by different groups within the community. The LPA's Housing Strategy (2023), confirm the greatest demand for open market housing is 3 bed units, and joint 2<sup>nd</sup> most required, 4 bed units. The proposal will deliver 3 such units.

Paragraph 68 sets out the over-arching approach to be taken in terms of identifying land for homes. It notes that authorities are required to demonstrate a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. This will be used to devise policies to identify a sufficient supply and mix of sites, considering their availability, suitability, and likely economic viability. The site is primarily formed from previously developed land and accordingly its reuse for (residential) development is deemed acceptable as a matter of principle.

**Winkfield Working Men's Club, Chavey Down Road, Winkfield Row, Bracknell, RG42 6LY**  
**Planning, Design, and Access Statement**

Paragraph 69 notes the important contribution that small and medium sized sites can make to meeting the housing requirement of a given area. At (c), is encouragement that LPAs *'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'*. The site is a windfall site, is readily deliverable being owned by the Applicants and will realise 3 additional family dwellings without over-developing the same or leading to conflict with Policies in the Development Plan.

Paragraphs 75 and 76 require authorities monitor progress in building out sites with permission, and where the Housing Delivery Test (\*) indicates that delivery has fallen below 95% of the LPA's housing requirement over the previous years, the LPA should prepare an action plan to assess the causes of the under-supply and identify actions to increase delivery rates. The LPA rely on Housing Delivery Test results dating to 2021, which identified that housing delivery in Bracknell Forest was above the nationally set 85% (sic) requirements for the relevant 3-year period (2018-2021), and accordingly an additional buffer is not required to be added to the LPA's housing land supply target, or an Action Plan produced. Whilst the LPA apply out-of-date threshold figures, it is considered sufficient to note that the latest housing land supply figures post-date this period and indicate an under-supply of dwellings against the 5-year land supply required (with/without a buffer applied). This shortfall reinforces the Applicant's belief that the proposal should be approved without delay.

Paragraph 107 states that when setting residential parking standards, policies consider various matters including the accessibility of the development, the type, mix and use of development, and factors such as the availability of public transport opportunities in the locale, local car ownership levels and the accessibility of the development generally.

Table 6 of the Parking Standards SPD, sets out that a 3-bed dwelling be provided with 2 car parking spaces, and 4 bed units, 3 spaces. Each dwelling will have the requisite number of allocated spaces.

The scheme has been designed to accommodate the swept path of a turning fire tender and typical home-delivery vehicle (refuse vehicles do not need to be catered for on a scheme of this scale). See Transport Statement.

Paragraph 110 requires proposal provide safe and suitable site access for all users. The lawful use of the site as a private social club, would have generated significantly greater levels of vehicular movement than that which will be associated with the proposed dwellings. Whilst currently vacant, it is physically evident that the site had a significantly greater parking capacity than the 8 parking bays to serve the dwellings. The proposal would result in a far fewer vehicle movements being associated with the site alongside a resultant decrease in noise, emissions, general activity levels and reduced usage of the access to the highway.

As now, vehicles associated with plot 1 vehicles will reverse onto the highway in the same location as presently achievable. Visibility spays across the site are considerably in excess of the 2.4m x 25m required for the 20mph zone in which the site is located.

Paragraph 111 states developments should only be prevented or refused on highways grounds, if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The proposal would reuse existing cross-over arrangements, from/to a relatively lightly trafficked road and, compared to the former use, result in a less intensively used site / access and result in increased highway safety given the decrease in vehicular activity.

The scheme is deemed acceptable in all matters related to highway safety including access/junction design, visibility splays, trip generation, wider traffic impacts and highway capacity.

Paragraph 112 (d) requires that development *'allow for the efficient delivery of goods, and access by service and emergency vehicles'* The design caters for a typical delivery vehicle to enter / turn on site.

In terms of refuse / recycling collection arrangements, the Streetscene SPD is silent on carry distances, noting instead at paragraph 9.4 that should carry distances exceed 30m, a bin collection space be provided at the highway edge. Plots 2 and 3 are, respectively, c35m and 40m back from the highway edge. There is space to dedicate to a temporary collection area adjacent to the highway on land to the north of the driveway adjacent to Plot 1. Occupiers will take / collect their bins from this location on collection days.

Paragraphs 119 and 124 advises that Policies promote the effective use of land to meet the need for development uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. The proposal is the optimal efficient use of the land whilst respecting local character.

Paragraph 126 and Section 12 of the NPPF sets out the Government's approach to design in the round. This NPPF raises the bar set by predecessor NPPFs confirming that the *'creation of high-quality buildings and places' is fundamental to what the planning and development process should be striving to achieve*. Indeed *'good design is a key aspect of sustainable development'*.

Paragraph 130 notes that planning policies and decisions should ensure that developments:

- 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.
- Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change (such as increased densities).

Winkfield Working Men's Club, Chavey Down Road, Winkfield Row, Bracknell, RG42 6LY  
Planning, Design, and Access Statement

- 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.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
- Create spaces 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.

Paragraph 131 notes that trees are an important contributor to the character and quality of urban environments and can also help mitigate and adapt to climate change. The proposal takes full account of those trees on/close to the site, with the built footprint - other than a modicum of plot 2's rear patio area - all being set further away from adjacent trees than the current built-form / hardstanding in situ. There is ample opportunity to bolster the site's landscaping stock through additional planting across the site, primarily in the rear gardens of the 3 dwellings, and the planting of communal spaces.

Paragraph 132 notes design which are of poor design and fail to improve the character and quality of an area should be refused. Further *'where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development'*. It is contended that the design will proactively enrich the design form of buildings on the site, to the benefit of the overall scheme, the appearance of the street scene and the setting of the adjacent conservation area.

Paragraph 167 requires LPAs should ensure that development not increase flood risk elsewhere, and that applications be accompanied by a flood-risk assessment where appropriate. Whilst the site is in flood zone 1 and is not identified as a site subject to flooding from any source, this application is accompanied by a Flood Risk Assessment and Drainage Strategy. This finds (1) that the site is in a very low flood risk area, (2) the proposed surface water runoff strategy will cater for calculated 1 in 100 year store plus 40% drainage allowance and is therefore suitable for purpose, and that overall (3) the surface water runoff / foul discharge associated with the site, can be accommodated and not result in an increase in the risk of flooding off-site.

Paragraphs 179 to 182 consider Habitats and Biodiversity. The accompanying Preliminary Ecological Appraisal and Bat Emergence Survey, confirm the background situation evident at the site, sets out recommendations regarding the need (or not in this instance) for further survey work and provides advice on general biodiversity enhancement recommendations across the site. The implementation of the recommendations will ensure that the proposal is acceptable in terms of ensuring habitat and biodiversity protection.

Paragraphs in Chapter 16 considers the historic environment and the approach to conserving and enhancing the same through the development process.

Para 189 requires applicants describe the significance of any heritage assets affected including any contribution made by their setting - the detail of this being commensurate with the asset's importance.

Para 190 requires LPAs identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of available evidence and necessary expertise.

Para 193 continues in setting out that when considering the impact of a development on an asset, great weight must be given to the conservation of the asset irrespective of the scale of the harm identified.

Para 194 clarifies that any harm to an asset requires clear and convincing justification.

Para 196 states that where a development will lead to less than substantial harm - as is considered the case in this instance - this harm be weighed against the public benefits of a proposal including *'where appropriate securing its optimum viable use'*.

Para 197 requires the effect of an application on a non-designated asset be considered in determining the application, with a balanced judgement made having regard to the scale of any harm of loss and the significance of the asset.

The application site is located to the west / on the opposite side of Chavey Down Road from the south-western most area of the Winkfield Row Conservation Area. Whilst the Conservation Area Appraisal document does not mention the site / the club house specifically - be that as a negative setting element or otherwise - and nor does it sit within any of the defined viewpoints through the Area, it is evident that the site and all other development to the west of Chavey Down Road, were collectively not considered suitable for inclusion within the Conservation Area.

It is contended that the removal of an unquestionably unsightly and large building (in the context of the area), and its replacement with detached dwellings of designs akin to nearby detached dwellings, would give rise to less than substantial harm to the significance of the designated heritage asset. This is particularly deemed the case when the public benefits of additional family housing, the removal of an unsightly and unneighbourly positioned building and resultant enhancement of the street scene, are all factored in. The benefits far outweigh any potential harm, and for these reasons the Applicant contends that the setting of the asset would be preserved if not enhanced, and that there are no heritage reasons to find the scheme unacceptable.

It is contended the proposal aligns with all NPPF policies material to the proposal.



## Core Strategy Policies

Policy CS1: *Sustainable Development Principles* : Development will be permitted which; i. makes efficient use of land, buildings, and infrastructure; and ii. is located so as to reduce the need to travel; and iii. promotes a mix of uses; and iv. conserves the use of resources including water and energy through a reduction in their use; and v. supports the economic well-being of the population; and Protects and enhances: vi. the health, education, and safety of the local population; and vii. the quality of natural resources including water, air, land, and biodiversity; and viii. the character and quality of local landscapes and the wider countryside; and ix. the historic and cultural features of acknowledged importance.

Policy CS2 – *Locational Principles* : The Council will allocate land for development in the sequence set out below: 1 Bracknell Town Centre; 2 Previously developed land and buildings in defined settlements; 3 Other land within defined settlements where this does not conflict with other policies; 4 Extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links. Development will be permitted within defined settlements and on Allocated Sites. Development will be permitted which is consistent with the character, accessibility and provision of infrastructure and services within that settlement.

Policy CS6 - *Limiting the Impact of Development*: 1. Development alone or in-combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport, and the environment. 2. Where those occupying development would lead to increased pressure on local infrastructure, community facilities or resources, that impact is to be met by: (i) on-site provision prior to full occupation and maintained for the life of the development; or, in agreement with the Council: (ii) contributing to additional or expanded provision on a different site; or (iii) a mix of on-and off-site provision, of infrastructure & facilities, reasonably related and needed to serve the development and which will make it more sustainable. The additional provision to be sufficient and in proportion to the scale and nature of the proposed development. 3. Where the Council agrees off-site mitigation is more practical and of greater value in creating sustainable communities, contributions towards provision on a different site will be secured by planning obligations.

Policy CS7: *Design*: The Council will require high quality design for all development in Bracknell Forest. 95 Development proposals will be permitted, which; i. build on the urban, suburban, and rural local character, respecting local patterns of development and the historic environment; ii. provide safe communities; iii. enhance the landscape and promote biodiversity; iv. aid movement through accessibility, connectivity, permeability, and legibility; v. enable a mix of uses; vi. provide high quality usable open spaces and public realm; vii. provide innovative architecture; and viii. provide well designed and integrated public art. 96 Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required site Masterplans, Development Briefs, Concept Statements and Design Codes.

Policy CS14: *Thames Basin Heaths Special Protection Area*: The Council will carry out an assessment of the effects of a development proposal on the conservation objectives of the Thames Basin Heaths Special Protection Area (SPA) where there is a risk of the proposal having a significant impact on the integrity of the site, either alone or in combination with other proposals. Proposals leading to a net increase in residential dwellings, within a straight-line distance of 5 kilometres from the SPA boundary, are likely to have a significant effect. The Council will not permit development which, either alone or in combination with other development, has an adverse effect upon the integrity of the SPA. Development outside the 400-metre zone will be permitted where it can demonstrate that it can remove any adverse effect by contributing towards avoidance and mitigation measures in line with the SPA Technical Background Document. The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of the development.

Policy CS15: *Overall Housing Provision* Over the period 2006 to 2026 the Council will make provision for the phased delivery of 11, 139 net dwellings in the following broad phases: April 2006 to March 2012 – an average of 572 dpa April 2012 to March 2017 - an average of 572 dpa April 2017 to March 2022 – an average of 539 dpa April 2022 to March 2026 – an average of 539 dpa 181 Deliverable and developable sites will be allocated and phased in subsequent Development Plan Documents to meet this provision in accordance with the sequential order in CS2.

Policy CS16: *Housing Needs of the Community* Development will be permitted which contributes to meeting the identified housing needs of all sectors of the community through the provision on suitable development sites of one or more of the following: i. a range of housing types, sizes, and tenure; and ii. some dwellings for those with special needs; and iii. some dwellings designed to meet mobility needs and accessibility principles in line with best practice; and iv. affordable housing.

Policy CS17: *Affordable Housing* Affordable housing in the Borough comprises affordable rented and intermediate housing. The Council will; i. require residential developments on suitable sites to provide affordable housing which is accessible to local people in priority housing need; ii. state the threshold above which affordable housing sought; iii. state the amount of affordable housing to be provided on suitable sites above the threshold.

Policy CS19: *Location of Employment Development*: States that the loss of non-employment uses of any size will be protected. However, as noted above and below in relation to Local Plan policy SC3, whilst the clubhouse would have had some employees, it was not a community commercial facility, but a private members club to which there is no policy presumption requiring its' retention. In light of this principle, the loss of a small employee enterprise is not deemed to be outweighed by the material benefits arising from the proposal.

**Winkfield Working Men's Club, Chavey Down Road, Winkfield Row, Bracknell, RG42 6LY**  
**Planning, Design, and Access Statement**

Policy CS24: *Transport and New Development: Development will be permitted where mitigation against the transport impacts which may arise from that development or cumulatively with other proposals is provided. This shall be achieved through the submission of a transport assessment or transport statement, and where appropriate: i. contributions towards local public transport and strategic transport improvements; ii. contributions to transport modelling work; iii. the implementation of works to the highway; iv. the provision of new and the improvement of existing pedestrian and cycle routes; v. the provision of travel plans to promote sustainable travel patterns for work related trips; and vi. the entering into of freight or bus quality partnerships with the local authority and/or third parties.*

#### **Character Area Assessment SPD**

The proposal sits within Area C 'Winkfield Row North' of the Northern Villages Study Area. This is noted as having a:

*'...tight grain of Victorian development at the junction of Winkfield Road and Chavey Down Road marks a central focal point'.*

The proposal would assimilate into and complement the tight grain of development evident close to the site.

The Area C appraisal details other Area C attributes, with those material to the proposal including:

- New development should be in line with the existing tight grain of development.
- Conservation and enhancement of the setting to the Conservation Area is particularly important in this case to retain the landscape/townscape qualities of the village.
- Rural gaps between individual settlements should be retained and reinforced with tree and hedgerow planting in keeping with the local landscape pattern.

The proposal would maintain, and in some instances, enhance, the principal attributes identified within the Study assessment, as applicable to the Winkfield Road North sub-area C. Whilst the Study does not mention the clubhouse, the thrust of the Study is that new development maintain and/or enhance the identified characteristics, and in proposing high-quality 2 storey detached dwellings comprising of red brick under slate (Plot 1) and red brick under red clay tile (plots 2 & 3) is deemed an appropriate development approach for the sensitive redevelopment of this site.

#### **Local Plan Policies**

POLICY EN1 Protecting tree and hedgerow cover: *Planning permission will not be granted for development which would result in the destruction of trees and hedgerows which are important to the retention, where applicable, of: (i) a clear distinction between built up areas and the countryside; or (ii) the character and appearance of the landscape or townscape; or (iii) green links between open spaces and wildlife heritage sites; or (iv) internationally, nationally or locally rare or threatened species; or (v) habitats for local wildlife; or (vi) areas of historic significance*

POLICY EN2 Supplementing tree and hedgerow cover. *In imposing landscaping conditions to secure additional tree and/or hedge planting, the borough council will require developers to include in their schemes the planting of indigenous trees appropriate to the setting and character of the area and a variety of other indigenous plants. according to circumstances, these may include grasses, heathland, or wetland species.*

POLICY EN3 Nature conservation *i) existing and potential special protection areas (spas); (ii) existing and candidate special areas of conservation (sacs); (iii) sites of special scientific interest (SSSIs). the borough council will seek to enter into agreements concerning enhancement schemes as part of development proposals; these will incorporate, where appropriate, the management of public access into the site.*

POLICY EN20 Design considerations in new development: *In their determination of applications for planning permission, the borough council will have regard to the following considerations: (i) be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views; (ii) retain beneficial landscape, ecological or archaeological features and, where reasonable, enhance these features; (iii) ensure that the design of the development promotes, or where necessary creates, local character and a sense of local identity; (iv) provide adequate space for private use and visual amenity, where appropriate; (v) provide appropriate layout and design features to improve personal and general security, including the natural surveillance of public spaces, including footpaths, roads and open space; (vi) avoid the loss of important open areas, gaps in frontages and natural or built features (such as trees, hedges, walls, fences and banks) which it is desirable to retain; (vii) not adversely affect the amenity of surrounding properties and adjoining area; (viii) not be prejudicial to the proper future development of a larger area in a comprehensive manner.*

POLICY H8 Affordable Housing: *In taking account of the economics of provision and the relevant circumstances of the site, including its size and location, the borough council will either require by condition or seek by agreement the provision of an appropriate proportion of affordable housing on: (ii) identified major housing allocations; and (iii) other sites where development would result in a net increase of 25 or more dwellings or which are over one hectare in size irrespective of the number of dwellings. where in either case the need to achieve a successful housing development can be met.*

POLICY M9 Vehicle and cycle parking: *Development will not be permitted unless satisfactory parking provision is made for vehicles and cycles.*

The proposal is considered to align with all the above planning policies and their implications.

## **RELEVANT PLANNING HISTORY**

The site has no planning history of relevance to the proposal available on the LPA's planning portal.

## **DESIGN**

### **The Proposal**

The proposal entails the demolition of one elongated 1 ½ storey gable ended building and the erection of 1 three-bedroom house and 2 four-bedroom house, the provision of private amenity space and external service / parking area and refuse store and the enhancement of the external areas of the site through a considered landscaping and ecological program to bolster the environmental and ecological value of the site.

The proposal sits within the Winkfield Row North Character Assessment Area. This area is characterised by:

- Tight grain of development around the junction with Winkfield Row.
- The view towards St Mary's Primary school marks the arrival in Winkfield.
- The character of Winkfield Row North is set around a small Victorian hamlet that is juxtaposed by the large institutional buildings and grounds of Lambrook School.
- The small space in front of the Don Beni restaurant is important as it allows for activity and creates a sense of a village centre.
- Strong contrast between tight knit central core and large plots and grounds elsewhere in the village; and
- Strong focal point and village centre – buildings, triangular open space - framed by tree groups to the south and northwest.

The built form of the village is:

- Predominantly small Victorian houses and large detached houses.
- The domestic scale of dwellings is subservient to the country house scale of the school buildings.
- Detached houses vary in style, build date and height.
- Predominant building material is red/orange brick and white render.
- Few of the buildings have been redeveloped and most of the historic development remains; and limited definable character and adds nothing to the existing character.

### **Amount**

The development would result in 3 bespoke contemporary dwelling achieved through the styling of development in line with the surrounding area.

The site will be served by a single private access, 8 parking spaces, a turning head, refuse store and private amenity space for each dwelling.

### **Affordable Housing**

The number of dwellings proposed does not trigger a need for the proposal to contribute towards the provision of Affordable Housing.

### **Amenity Space, Layout, Scale and Overlooking**

The design is of a high quality which will not impact on the amenities, outlook, or privacy of neighbouring occupiers or, all matters considered, demonstrably change neighbours' appreciation of the site owing to the distribution and scale of the built volume proposed, the screening provided by off-site landscaping and separation distances to neighbouring occupiers and the orientation of the same towards the development.

Further, the design would significantly bolster the biodiversity status of the site, contribute towards reinforcing the existing pattern of linear and back-land development evident, and entail the development of previously developed land within the confines of a defined settlement area.

The suite of drawings accompanying this application provide a robust indication of the layout, form and quantum of the proposed development that would be readily accommodated within the site without leading to demonstrable harm to the character of the site or impact the amenities of neighbours or the appearance of the development within the wider street scene.

The proposal would significantly enhance the outlook and amenity of 3 Westfield Cottages by removing the clubhouse building from immediately to its' rear. This is a significant benefit inherent in the proposal.

A Policy compliant amount of private amenity space will be provided within the site.

### **Appearance**

The design, material palette and architectural approach utilised will result in an exponential improvement in the built form on site whilst also fitting into the context of the surrounding neighbourhood. The design considers the Winkfield Row North Character Assessment Area characteristics and therefore incorporates the use of traditional materials as evident across neighbouring properties, such as red brick & slate roof (on the more prominent plot 1 which also matches 1-3 Westfield Cottages) and red brick & red clay tile (plots 2 & 3).

**Landscaping**

The accompanying reports and drawings show a scheme with enhanced areas of landscaping through the removal of the site-wide hardstanding that dominates the former clubhouse title land and addition of landscaping within the same, and the enhancement of the new landscaped area added to the site in the guise of that land to the west of the same which will form the rear gardens to plots 2 and 3.

The redevelopment will bolster the quality and quantity of landscaping stock on site, thereby improving the setting of the site, the appearance of the site in the street scene and benefitting local fauna and flora.

**Access / Parking / Cycle Storage / Refuse & Recycling**

The proposal generates a requirement of 2 parking spaces for the 3-bed dwelling and 3 parking spaces for the 4-bed dwelling. These are all provided within the site.

The access arrangements to / from the site will ensure highway safety is maintained and indeed improved through the associated reduction in vehicular movements associated with the site over the most recent situation.

Each dwelling will have its own bin / recycling storage areas. As noted above, the Design SPD does not stipulate carry distances for schemes of this scale. Occupiers will bring their bins to / from the highway edge on collection days – this is the situation evident at other properties to either side of the site to the western side of Chavey Down Road.

Each dwelling will have secure and covered cycle storage in their rear gardens commensurate with the provision levels stipulated in the Parking standards SPD (2016).

## CONCLUSION

There is considered strong policy support for the change of use of the site from a private club, to a residential usage. It is advanced that the proposal is of a form fully in accordance with the aspirations and guidance set out in the Development Plan in the round.

The proposal would realise, what is realistically, the most efficient use of the site for residential development – 'realistically' given the understandable requirement to improve on the appearance of the site whilst also proposing a quantum and design of development that will assimilate with its local context. The proposal would increase the amount of local housing stock, replace a very tired and unsightly building with 3 modern energy efficient dwellings all of a design which will enhance the appearance of the site in the round. That the proposal will also demonstrably improve on the appearance of built form on the site in relation to its immediate setting and in relation to neighbouring occupiers, also serves to support the credentials of the scheme.

When the accommodation and building fabric and overall improvements associated with the site are also factored in, coupled with the realisation that the development as a whole will be visually and functionally improved across all facets of consideration, it is advanced that the proposal is of a form fully in accordance with Policy requirements and other material considerations.

LPA's should approve all individual proposals wherever possible unless the adverse impacts of the proposals would significantly and demonstrably outweigh the benefits when assessed against the NPPF. The proposal is deemed to accord with National and Development Plan policy as required under Section 54(a) of the Town and Country Planning Act (1990) as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The proposal is considered in accordance with all applicable National and Development Plan policies. It is contended that the scheme is of a form where the benefits to the site and adjacent area are manifest and accordingly the scheme is capable of being received and supported by planning officers and the LPA.