

**EASTERN AREA PLANNING COMMITTEE
11TH MAY 2022**

UPDATE REPORT

Item No: 4(1) **Application No:** 20/03028/OUTMAJ **Page No.** 25 – 57

Site: Land at Junction with Bath Road and New Road Hill, Midgham

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Parish Representative speaking: Cllr Anthony Fenn, Midgham Parish Council – in person

Objector(s) speaking: Mr Matthew Partridge on behalf of local residents

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Douglas Bond, Woolf Bond Planning (agent) – via Zoom

Ward Member(s): Cllr Graham Pask

1. Additional Consultation Responses

Public representations:	<p>An e-petition has been submitted on the Council's website. In summary the e-petition raises objections to the application noting that Woolhampton has already accommodated a significant amount of recent development, particularly at the eastern approach on the A4 (Reed Gardens), and this application is to the west, which will book-end the village in new-build housing. This will completely change the character of this historic village, and the landscape of its approach from both directions. There are further concerns cited in terms of the following:</p> <ul style="list-style-type: none">• Sewage/drainage capacity• Oversubscription of schools• The placement of a new 'ghost' lane between two existing lanes.• Parking on New Road Hill being insufficient• The relief of the site• The impact on the landscape and character of the area• The continued submission of applications <p>This e-Petition runs from 05/05/2022 to 16/06/2022 and is therefore still live. 60 people have signed this e-Petition at the time of writing.</p>
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2. Conditions

An amendment has been recommended to the sustainable drainage condition to ensure that the required details are submitted alongside the reserved matters applications, so that the impact on the layout of the development of sustainable drainage measures can be considered from the outset.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition. The refusal reason in the event of the S106 Legal Agreement not being completed is also included below.

22. Sustainable drainage (amended)

On or before the submission of the first reserved matters application, details of sustainable drainage measures to manage surface water within the site shall be submitted to the Local Planning Authority for approval. These details shall:

- (a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;
- (b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Any soakage testing should be undertaken in accordance with BRE365 methodology;
- (c) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than 1 in 1 year Greenfield run-off rates;
- (d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- (e) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change and an additional 10% increase of paved areas over the lifetime of the development (Urban Creep);
- (f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- (g) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- (h) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
- (i) Apply for an Ordinary Watercourse Consent in case of surface water discharge into and other works on or adjacent to a watercourse (i.e stream, ditch etc);
- (j) Show that attenuation storage measures have a 300mm freeboard above maximum design water level. Surface conveyance features must have a 150mm freeboard above maximum design water level;
- (k) Provide details of how surface water will be managed and contained within the site during any construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;
- (l) Provide a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted to and approved by the Local Planning Authority on completion of construction. This shall include: plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS

measures thereafter.

Thereafter the development shall be carried out in accordance with the details approved in writing by the Local Planning Authority.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

The following refusal reason would be applied in the event that the Section 106 Agreement is not completed within the required timeframe, in accordance with paragraphs 8.1 and 8.2 of the agenda report.

1. **Planning obligation**

The application fails to provide an appropriate planning obligation with respect to the on-site provision of affordable housing, and the provision and governance of public open space. The district has a high affordable housing need and an affordability ratio above the national average. Public open space is required from the development. Without these planning obligations the proposed development conflicts with policies CS6, and CS18 of the West Berkshire Core Strategy 2006-2026, Policies RL.1, RL.2 and RL.3 of the West Berkshire District Plan 1991-2006 (Saved Policies 2007), the Planning Obligations SPD, and the National Planning Policy Framework.