

Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(1)	22/00160/OUTMAJ Newbury Speen	2 <sup>nd</sup> May 2022 <sup>1</sup>		<p>Section 73: Variation of Conditions 20 (Tree Protection), 21 (Arboricultural Programme of Works), 22 (Arboricultural Method Statement), 23 (Arboricultural Supervision), 24 (CEMP), 32 (Allotments), 47 (Approved Plans) and 48 (Archaeological Scheme) and Removal of Condition 54 (Obscure Glazing) of approved application 17/02092/OUTMAJ: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.</p> <p>Land off Lambourn Road, Speen, Newbury, Berkshire, RG20 8AA</p> <p>David Wilson Homes (Southern)</p>
<sup>1</sup> Extension of time agreed with applicant until 7 <sup>th</sup> November 2019				

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00160/OUTMAJ>

**Recommendation Summary:** **DELEGATE** to the Service Director – Development and Regulation to make representations at appeal that planning **permission should be granted** subject to conditions together with the authority to negotiate or amend those conditions during the course of the appeal.

**Ward Member(s):** Councillor Lynne Doherty  
Councillor Steve Masters

**Reason for Committee Determination:** Member call in.

**Committee Site Visit:** 14<sup>th</sup> July 2022

**Contact Officer Details**

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# 1. Introduction

- 1.1 This application seeks planning permission under Section 73 of the Town and Country Planning act for the variation of conditions 20 (Tree Protection), 21 (Arboricultural Programme of Works), 22 (Arboricultural Method Statement), 23 (Arboricultural Supervision), 24 (CEMP), 32 (Allotments), 47 (Approved Plans) and 48 (Archaeological Scheme) and Removal of Condition 54 (Obscure Glazing) of approved application 17/02092/OUTMAJ: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.
- 1.2 The section 73 application proposes changes to several conditions including the approved plans. The approved plans changes involve alterations to the approved layout of the road and dwellings.
  - 1.2.1 Change of orientation of plot 1 now plot 11
  - 1.2.2 Addition of garage to plot 3 now plot 9
  - 1.2.3 Change of orientation of plot 11 now plot 8
  - 1.2.4 Change of design to terraced of plots 6, 7 and 8 now plots 3, 4 and 5
  - 1.2.5 Change of design to semi-detached of plots of plots 9 and 10 now plots 1 and 2
  - 1.2.6 Changes to overall housing designs
  - 1.2.7 Changes to overall housing and road layout
- 1.3 Amended plans were received 17<sup>th</sup> May 2022; the decision has been based on these amended plans.
- 1.4 The application site, covering approximately 7.8ha is located to the west of the village of Speen. The site comprises a parcel of semi-improved and species poor grassland. The site is bordered by residential housing and mature trees to the north, mature trees and allotments to the east (to Station Road), the A34 to the west, and Bath Road and established vegetation to the south.
- 1.5 The eastern and southern boundaries of the site adjoin the Speen Conservation Area (which contains a number of Grade II Listed buildings), The Grade II Registered Historic Park and Garden associated with Donnington Grove lies to the north of Lambourn Road beyond the northern site boundary. The Grade 1 listed c14 Donnington Castle (also a Scheduled Ancient Monument) lies on higher land approx. 1km to the north.
- 1.6 To the west lies the modified landscape of the A34 which separates the site from the wider countryside and the AONB beyond. A section of redundant railway line supports a number of trees covered by TPO on the southern edge of the houses fronting onto Lambourn Road.
- 1.7 The application site occupies the north facing slopes of a ridge of land between Lambourn Road and Bath Road on the western edge of Speen. The central area of the site forms a wedge of open land between the northern and southern sides of the village. The fields are rough pasture with the area immediately north of Bath Road containing a redundant reservoir, scrub and mature trees.

## 2. Planning History

2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision Date	/
17/02092/OUTMAJ	Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	Approved 18.02.2020	/
17/02093/OUTMAJ	Outline planning application for up to 14 dwellings and associated works - all matters reserved except access.	Approved 18.02.2020	/
20/01009/NONMAT	Non material amendments to planning permission 17/02092/OUTMAJ - Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land. Amendments: Amendment to Conditions 1 and 42	Approved 05.06.2020	/
20/03032/COND1	Application for approval of details reserved by condition 32 ( Allotments) of approved 17/02092/OUTMAJ -Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	Approved 10.02.2021	/

### 3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 Site notice displayed on 10<sup>th</sup> February at the site; the deadline for representations expired on 3<sup>rd</sup> March 2022.
- 3.3 A public notice was displayed in the Newbury Weekly News on 10<sup>th</sup> February 2022.
- 3.4 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floor space (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil)

### 4. Consultation

#### *Statutory and non-statutory consultation*

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Speen Council	Parish	Developer has provided some response to the Council's concerns previously raised Speen Parish Council requires responses to the following: <ul style="list-style-type: none"><li>• The chimneys are really a token gesture and in some cases they will actually sit directly over staircases so absolutely no possibility that there might be a fireplace which is the entire reason that there would be a chimney.</li><li>• The Council seeks assurances that the chimneys will be built out of bricks and not be the false moulded plastic versions that certain developers favour.</li><li>• The plans now have entrance lobbies which is an improvement over the original plans although in most cases they are very small. They will not cope with baby buggies/pushchairs and are really just a confusion of doors with no space to even hang coats or store shoes and boots so again just really a token gesture rather than a functional space. Does the developer intend addressing this?</li><li>• There is a long narrow access way along the back of plot 3 which simply demonstrates poor design. Why is it not possible to give the middle plot, plot 4 access directly from its back fence. These may be affordable houses but that does not mean that the design quality needs to be reduced. There must be room for some adjustment of Plot 6's bizarrely shaped garden to improve the access to plot 4?</li></ul>
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	<ul style="list-style-type: none"> <li>• The layout of the parking for plots 2 and 4 in particular is more than a little bizarre. Does the developer intend addressing this?</li> <li>• Who will be responsible for the management and upkeep of what appears to be communal areas (west and south elements of the site) and how will that be overseen to ensure that it is maintained to an acceptable standard?</li> <li>• Finally, and not related to the amendment plans can West Berkshire Council Planning Authority give the Council an assurance that they have assessed the risks associated with the exit from the development onto the A4 and that they are content that it will be safe and does not present an increase in risk of accident and life? If there is an increase in risk (which is hard to believe that there is not), what alternative options have been considered?</li> </ul>
<b>Newbury Town Council</b>	No Response
<b>Shaw Cum Donnington Parish Council</b>	No Response
<b>Highways</b>	Comments raised in regards to parking provision and car parking layout
<b>Disables Access</b>	No Response
<b>Thames Water</b>	No Comments
<b>Police</b>	No Response
<b>Trees</b>	No Response
<b>Public Protection</b>	No Comments
<b>RB Fire and Rescue</b>	Comments made – comply with building regulations
<b>Spokes</b>	No Response
<b>Archaeology</b>	The amended archaeological written scheme of investigation relating to the building recording of the Victorian waterworks in this plot of land. I am content that this version of the specification by Thames Valley Archaeological Services is satisfactory.
<b>Waste Management</b>	No Response
<b>Ecology</b>	Objection as within the Natural England Nutrient Neutrality Zone
<b>Conservation</b>	No Response
<b>Natural England</b>	No Response

<b>Highways England</b>	No Response
<b>Environment Agency</b>	No Response
<b>Public Rights of Way</b>	No Response
<b>Ramblers Association</b>	No Response
<b>CLH Pipeline System</b>	Object - must be consulted to ensure the proposal has no impact on apparatus.
<b>North Wessex Downs</b>	No Response
<b>Transport Policy</b>	No Response
<b>Planning Policy</b>	No Response
<b>Historic England</b>	No Comments
<b>BBOWT</b>	No Response
<b>Education</b>	No Response
<b>Historic England</b>	No Comments

### ***Public representations***

- 4.2 Representations have been received from 4 contributors, 2 of which are ambivalent to the proposal and 2 of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Hedging planted along fence line – which is welcomed however concern raised regarding encroachment and become a liability for the SAA to maintain. Hedging spacing should be considered and clarity on responsibility
  - Access bollards impact on allotment tractor/trailer deliveries
  - Pedestrian/cycle way surface; if hard surfaced impact of surface water run off on allotments.
  - Impact on allotment Station Road access from pedestrian/cycle way
  - Attenuation basin impact on allotment bee hives and should be fenced in order to give sufficient protection from danger.
  - Plans incorrectly labelled
  - Access/traffic impacts on the local road network
  - No hospital or school capacity
  - Greenfield site
  - Impact on wildlife

- Loss of trees
- Increase in noise level
- Out view from neighbouring properties changed and not in keeping with local area.

## 5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADDP2, ADDP5, CS1, CS4, CS5, CS6, CS13, CS14, CS15, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies GS1, HSA2, C1, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5, OVS.6, RL.1, RL.2 and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Speen Village Design Statement (2002)
- Sustainable Drainage Systems SPD (2018)
- North Wessex Downs AONB Management Plan (2019-2024)

## 6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development;
- Highways matters;
- Character and appearance;

### ***Principle of development***

6.2 The principle of the replacement dwelling was approved under planning permission 17/02092/OUTMAJ. This application is seeking a variation to the approved plans, and several conditions. The principle of the development has been accepted, and the merits of the variation to the approved plans is assessed in accordance with the following considerations

### ***Highways Matters***

6.3 According to Core Strategy Policy CS13, development that generates a transport impact will be required to (amongst others): reduce the need to travel; improve and promote



opportunities for healthy and safe travel; and demonstrate good access to key services and facilities.

- 6.4 This application includes changes to plot layouts, parking and road access. Concern has been raised by the highways officer in regards to the amended layouts and the provision in the number of parking spaces and amended plans have been requested and submitted. A response from the highways officer is awaited that should be available on the update sheet.

### **Character and Appearance (including impact on the setting of AONB)**

- 6.5 According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. Development proposals will be expected to (amongst others) make efficient use of land whilst respecting density, character, landscape and biodiversity of the surrounding area.
- 6.6 Policy ADDP5 seeks to ensure development proposal conserve to conserve the scenic beauty and distinctive character of the AONB. The NPPF gives the highest status of protection for the landscape and scenic beauty of AONBs, and states their conservation should be given great weight in planning decisions. The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.
- 6.7 According to Core Strategy Policy CS14, good design relates not only to the appearance of a development, but the way in which it functions.
- 6.8 Part 1 of the Quality Design SPD provides key urban design principles to ensure that a development functions well in line with the development plan and consistent with the NPPF. Part 2 provides urban design principles specific to residential development.
- 6.9 The proposed changes to the overall design and layout are considered to address some of the concerns raised by Speen Parish Council. The proposed overall changes are also considered to be within a similar scale, mass and bulk as that previously approved application.
- 6.10 The surrounding built form has a variety of architectural design and form, of varying quality. In this context, a modern high quality residential development would harmonise with the surroundings subject to detailed consideration at the reserved matters stage.
- 6.11 The frontage to the site and boundaries retain structural landscaping with new planting. The proposed external design and form shows a modern design approach with traditional architectural elements including external chimneys, varying roof pitches, projecting gables.
- 6.12 Taking into the account the above approach, coupled with the form of the surrounding built form, would ensure the proposal would integrate with the surroundings.

### ***Other matters***

- 6.13 There are ongoing concerns in regards to some of the planning conditions therefore these have been reapplied to the recommended planning conditions below.

## 7. Planning Balance and Conclusion

- 7.1 Having taken account of all the relevant planning policy considerations and other material considerations set out above, it is considered that the proposed development complies with the development plan when considered as a whole and is therefore recommended for approval.

## 8. Full Recommendation

To delegate to the Service Director – Development and Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

1.	<p><b>Planning Conditions</b></p> <p>The following Planning Conditions numbers 2-38 relate to the entire application site as shown on the approved Site Location Plan (ref.SLP BR-01 rev B). Planning Conditions 39-45 relate to the part of the hybrid application site that was submitted in outline (all matters reserved) and change of use only as shown on the approved Hybrid Parameters Plan (ref.1361 P1 04). Planning Conditions 46-56 relate to the part of the hybrid application site that was submitted in full as shown on the Hybrid Parameters Plan (ref.1361 P1 04)</p> <p>Reason: For the avoidance of doubt.</p>
2.	<p><b>Number of Dwellings</b></p> <p>The number of dwellings hereby permitted shall not exceed 104 in total.</p> <p>Reason: For the avoidance of doubt and to ensure the satisfactory development of the site.</p>
3	<p><b>Approved Plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents Site location plan - SLP BR-01 rev B Land use plan - 1361 P1 01 rev A Building heights - 1361 P1 02 rev B Access parameters - 1361 P1 03 Hybrid parameters - 1361 P1 04</p> <p>Reason: The parameters shown on this drawing are necessary to ensure the development achieves an acceptable standard of design, which complies with the National Planning Policy Framework, Policies ADPP1, ADPP2, ADDP5, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA2 of the Housing Site Allocations DPD 2006-2026, West Berkshire Quality Design SPD and the Speen Village Design Statement (2002).</p>
4	<p><b>Housing Mix and Tenure</b></p> <p>Prior to the above foundation level works commencing, a schedule of the overall housing units (housing mix) and a Tenure Plan shall have first been submitted to and approved in writing by the Local Planning Authority. The Tenure Plan shall show the tenure of the eventual dwelling on each plot social/affordable rent and shared ownership. Thereafter the development shall not be carried out except in accordance with the approved details.</p>

	<p>Reason: Because insufficient information has been submitted to ascertain the tenure of development. This information is required at this stage because it may affect considerations of the site layout and because it has site wide implications that need to be determined at the outset of detailed design (e.g. affordable housing distribution) in accordance with the provisions of the National Planning Policy Framework, Policies CS4, CS6 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy HSA2 of the Housing Site Allocations DPD 2006-2026, the West Berkshire Quality Design SPD and the Speen Village Design Statement (2002).</p>
5	<p><b>Finished Floor Levels</b></p> <p>No development on any dwelling hereby permitted shall take place until details of the finished floor levels of that dwelling in relation to existing and proposed ground levels of adjoining dwellings have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: This information is required to ensure satisfactory relationships with neighbouring properties in order to safeguard residential amenity, to ensure the levels/heights respect the character and appearance of the area including the AONB, and the setting of the heritage assets. This information is needed at this stage because of the site-wide implications of levels of the layout of the development in accordance with the provisions of the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA2 of the Housing Site Allocations DPD 2006-2026, the West Berkshire Quality Design SPD and the Speen Village Design Statement (2002).</p>
6	<p><b>Construction Method Statement</b></p> <p>No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Construction Method Statement. The Construction Method Statement shall provide for:</p> <ul style="list-style-type: none"> <li>(a) Construction site accesses</li> <li>(b) The parking of vehicles of site operatives and visitors</li> <li>(c) Loading and unloading of plant and materials</li> <li>(d) Storage of plant and materials used in constructing the development</li> <li>(e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing</li> <li>(f) Wheel washing facilities</li> <li>(g) Measures to control the emission of dust and dirt during construction</li> <li>(h) A scheme for recycling/disposing of waste resulting from demolition and construction works</li> <li>(i) Agreed routes and timing restrictions for construction vehicles, deliveries and staff</li> <li>(j) provide for mitigation measures in accordance with BS:5228, Code of practice for noise and vibration control on construction and open sites;</li> <li>(k) Temporary access arrangements to the site, and any temporary hard-standing;</li> <li>(l) Phasing/projected timetable of construction works;</li> <li>(m) Control of surface water run off during construction;</li> <li>(n) Proposed method of any piling for foundations/other ground works;</li> <li>(o) Details of types of piling rigs and earth moving machinery to be used;</li> </ul>

	<p>(p) Details of temporary external lighting/flood lighting; provide for a Waste Minimisation Statement setting out a scheme for recycling/disposing of waste resulting from construction works;</p> <p>The development shall be carried out in accordance with the approved plan.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. The approval of this information is required at this stage because insufficient information has been submitted with the application. A pre-condition is required because insufficient information accompanies the outline application and the CMS must be in place before construction works commence. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
7	<p><b>Hours of work</b></p> <p>No demolition or construction works shall take place outside the following hours:  0730 hours to 1800 hours Mondays to Fridays;  0830 hours to 1300 hours Saturdays; and  No work shall be carried out at any time on Sundays or Bank Holidays</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
8	<p><b>S278/S38</b></p> <p>Notwithstanding the information provided within the application documentation, the detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision and the applicant shall enter into a S278/S38 Agreement for the adoption of the sites road and footpaths where required by the Highways Authority.</p> <p>Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
9	<p><b>EVCP</b></p> <p>No dwelling hereby permitted shall be occupied until an electric vehicle charging point strategy has been submitted to and approved in writing by the Local Planning Authority. The approved dwellings shall not be occupied until the electric vehicle charging point(s) have been provided in accordance with the approved drawings. The charging point(s) shall thereafter be retained and kept available for use.</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the</p>

	Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
10	<p><b>Travel Plan</b></p> <p>Prior to above foundation level development taking place on the dwellings hereby permitted, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented from the point at which any dwelling hereby permitted is first occupied. From the date of implementation, the approved travel plan shall be reviewed and updated within the first 6 months. After that, the Travel Plan shall be annually reviewed and updated and all reasonable practicable steps taken to achieve the agreed targets and measures within the timescales set out in the plan and any subsequent revisions.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and provides an appropriate level of vehicle parking. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
11	<p><b>Spoil</b></p> <p>No development hereby permitted shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:</p> <ul style="list-style-type: none"> <li>Show where any spoil to remain on the site will be deposited;</li> <li>Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);</li> <li>Include measures to remove all spoil from the site (that is not to be deposited);</li> <li>Include timescales for the depositing/removal of spoil.</li> </ul> <p>All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.</p> <p>Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. A pre-condition is required because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Speen Village Design Statement (2002).</p>
12	<p><b>SUDS</b></p> <p>No development hereby permitted shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority (in consultation with Natural England). These details shall: 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;</p> <ul style="list-style-type: none"> <li>Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;</li> </ul>

	<p>Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</p> <p>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;</p> <p>Include flood water exceedance routes, both on and off site; Include flow routes such as low flow, overflow and exceedance routes;</p> <p>Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;</p> <p>Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.</p> <p>Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;</p> <p>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;</p> <p>Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;</p> <p>Attenuation storage measures must have a 300mm freeboard above maximum design water level. Surface conveyance features must have a 150mm freeboard above maximum design water level;</p> <p>Any design calculations should take into account an allowance of an additional 10% increase of paved areas over the lifetime of the development.</p> <p>The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwelling(s) hereby permitted are occupied in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.</p> <p>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), and Part 4 of Supplementary Planning Document Quality Design (June 2006). 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.</p>
13	<p><b>Integrated Water</b></p> <p>No development hereby permitted shall take place until an integrated water supply and drainage strategy has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the approved strategy. The strategy shall provide details of any on and/or off site drainage works, and impact studies on</p>

	<p>the existing water supply infrastructure to determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the approved integrated water supply and drainage strategy. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.</p> <p>Reason: To ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. A pre-condition is required because this policy-requirement is not addressed within the current application, and will depend on the final layout of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies CS5 and CS16 of the West Berkshire Core Strategy (2006-2026), and Policy GS1 of the Housing Site Allocations DPD 2006-2026. A pre-condition is necessary to make the development acceptable, as this information is not included within the application submission.</p>
14	<p><b>Refuse Storage</b></p> <p>Prior to above foundation level development taking place on the dwellings hereby permitted, details of storage for refuse and recycling materials for the dwellings shall have been submitted to and approved in writing by the Local Planning Authority. The approved dwellings shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall thereafter be retained for this purpose.</p> <p>Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).</p>
15	<p><b>Noise</b></p> <p>Prior to above foundation level development taking place on the dwellings hereby permitted, details of a scheme of works to protect the future occupiers of the approved dwellings from externally generated noise shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, each individual dwelling shall not be occupied until the approved mitigation scheme relevant to that individual dwelling has been fully implemented in accordance with the approved details.</p> <p>Reason: In order to protect the amenities of future occupiers of the development in accordance with The National Planning Policy Framework, Policy OVS6 of the West Berkshire District Local Plan 1991 to 2006, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
16	<p><b>Travel Information Packs</b></p> <p>No dwelling hereby permitted shall be first occupied until a scheme for the provision of travel information packs for new residents has been implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To provide a scheme that seeks to deliver sustainable transport objectives, such as encouraging the use of local public transport and other non-car modes of transport. The provision of travel information packs to new</p>

	residents is a scheme that is proportionate to the size of the development. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), and Policies GS1 and P1 of the Housing Site Allocations DPD (2006-2026).
17	<p><b>Broadband</b></p> <p>Prior to above foundation level works commencing details of a Superfast Broadband Strategy Statement shall have been submitted and approved in writing by the Local Planning Authority. Such a statement shall set out how superfast broadband is to be provided to the development, including a schedule for connection. Thereafter no part of the development hereby permitted shall be occupied until superfast broadband infrastructure has been provided in accordance with the approved details.</p> <p>Reason: To ensure that the site is provided with high speed communications infrastructure in the interests of the amenity of the occupants of the site in accordance with the requirements of the National Planning Policy Framework, Policies CS5 and CS14 of the West Berkshire Local Plan Core Strategy (2006-2026).</p>
18	<p><b>Fire Hydrants</b></p> <p>No dwelling hereby permitted shall be first occupied until either: Private fire hydrant(s), or other suitable emergency water supplies, have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority (in consultation with Royal Berkshire Fire and Rescue Service); or Royal Berkshire Fire and Rescue Service confirm that such provision is not required (for example, because the main water supply for the development is sufficient) and confirmation of the same has been given in writing by the Local Planning Authority pursuant to this condition.</p> <p>Reason: At present there are no available public mains in this area to provide suitable water supply in order to effectively fight a fire. Suitable private fire hydrant(s), or other suitable emergency water supplies, are therefore required to meeting Royal Berkshire Fire and Rescue Service requirements, in the interests of public safety. This condition is applied in accordance with the requirements of the National Planning Policy Framework, Policies CS5 and CS14 of the West Berkshire Local Plan Core Strategy (2006-2026).</p>
19	<p><b>Boundary Treatment</b></p> <p>The boundary treatment shall be completed in accordance with the approved plan Boundary treatments Plan 0766-S73-114 received 17<sup>th</sup> May 2022 before any dwelling hereby permitted is first occupied. The approved boundary treatments shall thereafter be retained as such.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with the NPPF and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026)</p>
20	<p><b>Root Protection Zone</b></p> <p>No development or other operations hereby permitted shall commence on site until measures providing for the protection of the root zones of trees to be retained from the proposed access, hard surfacing, drainage and services have been submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p>



	<p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. The tree protection must be provided before development takes place to ensure that the trees are protected throughout the construction phase. A pre-condition is required because the tree protection measures may vary depending on the final layout. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026) and the West Berkshire Quality Design SPD.</p>
21	<p><b>Tree Works</b></p> <p>No development or other operations hereby permitted shall commence on site until a detailed schedule of tree works including timing and phasing of operations has been submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. The tree protection must be provided before development takes place to ensure that the trees are protected throughout the construction phase. A pre-condition is required because the tree protection measures may vary depending on the final layout. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026) and the West Berkshire Quality Design SPD.</p>
22	<p><b>Arboricultural Method Statement</b></p> <p>No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. The tree protection must be provided before development takes place to ensure that the trees are protected throughout the construction phase. A pre-condition is required because the tree protection measures may vary depending on the final layout. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026) and the West Berkshire Quality Design SPD.</p>
23	<p><b>Arboricultural Watching Brief</b></p> <p>No development hereby permitted shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. The tree protection must be provided before development takes place to ensure that the trees are protected throughout the construction phase. A pre-condition is required because the tree protection measures may vary depending on the</p>

	final layout. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026) and the West Berkshire Quality Design SPD.
24	<p><b>CEMP</b></p> <p>No development hereby permitted shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.</p> <p>The CEMP shall include the following;</p> <ul style="list-style-type: none"> <li>a risk assessment of potentially damaging construction activities</li> <li>Identification of biodiversity protection zones</li> <li>Practical measures to avoid and reduce impacts during construction with special consideration on the protection of SSSI/SACs within the locality.</li> <li>The location and timing of sensitive works to avoid harm to biodiversity features</li> <li>The times during construction when specialist ecologists need to be present on site to oversee works</li> <li>Responsible persons and lines of communication</li> <li>The role and responsibilities of the ecological clerk of works or similarly competent person</li> <li>Any temporary lighting that will be used during construction measures to ensure no altered hydrogeology will occur within the site or locality during construction</li> <li>External lighting</li> </ul> <p>The implementation of these measures prior to the commencement of development.</p> <p>The development shall not be constructed otherwise than in accordance with the approved CEMP.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. A pre-condition is required because insufficient information accompanies the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
25	<p><b>Pipelines</b></p> <p>Prior to any development hereby permitted commencing on land within 6m of existing CLP (Oil) Pipeline the broad location of which being indicated in the consultation response with attached plan dated 7 August 2017 from CLP Pipeline System Ltd, details of such works shall have been submitted to and approved in writing by the local planning authority (in consultation with CLP Pipeline System Ltd). The development shall thereafter be carried out strictly in accordance with the approved details.</p> <p>Reason: In the interests of public safety. This condition is applied in accordance with the requirements of the National Planning Policy Framework, Policies CS5 and CS14 of the West Berkshire Local Plan Core Strategy (2006-2026).</p>
26	<p><b>PROW</b></p> <p>Notwithstanding information provided with the supporting application documentation, prior to any works commencing on, or affecting, any Public Rights of Way (PROW) with the site, details of such works shall have been</p>

	<p>submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: In the interest of highway safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists using the local PROW network. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
27	<p><b>Lighting Strategy</b></p> <p>Prior to above foundation level works commencing, details of a lighting strategy for the approved dwellings shall have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The strategy shall:</p> <ul style="list-style-type: none"> <li>Identify those areas on the site that are particularly sensitive for bats;</li> <li>Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory;</li> <li>Include an isolux diagram of the proposed lighting;</li> <li>Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers;</li> <li>Details of lighting positioning to avoid excessive light pollution to boundary trees, hedgerows or vegetation;</li> <li>Light levels to below 1lux;</li> <li>Details of light hoods or equivalent features to reduce light spillage;</li> <li>Provide details of timed/motion sensor security lighting;</li> </ul> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy and no additional external/street lighting shall be erected on the site.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. A pre-condition is required because insufficient information accompanies the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
28	<p><b>Biodiversity Enhancements</b></p> <p>The development shall not be first occupied until details of a biodiversity enhancement plan have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The enhancements plan shall follow the principles set out within the supporting ecological report prepared by PV Ecology and shall include (but not be limited to) the installation of a minimum of 4 additional bat roosting boxes such as Schwegler 2FN Bat Box or Schwegler 1FF Bat Box within Hedgerow 4 Appendix Q Phase 2 Ecological Report by PV Ecology as updated in April 2019 (including Appendix A and B).</p> <p>Thereafter, the biodiversity enhancement measures shall be maintained in their approved condition for the lifetime of the development.</p>

	Reason: To achieve net gains in biodiversity, and to mitigate the impact on bat species. A pre-condition is required because insufficient details accompany the application. This condition is applied in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy (2006-2026).
29	<p><b>Bird Breeding Season</b></p> <p>No demolition, or site/vegetation clearance shall take place during the bird breeding season (March to August inclusive) unless carried out under the supervision of an experienced ecologist, who will check the habitat to be affected for the presence/absence of any birds' nests. If any active nests are found then works with the potential to impact on the nest must temporarily stop, and an appropriate buffer zone shall be established, until the young birds have fledged and the nest is no longer in use.</p> <p>Reason: To prevent harm to nesting birds from demolition and vegetation clearance. This condition is applied in accordance with the statutory provisions relating to nesting birds, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
30	<p><b>LEMP</b></p> <p>No development hereby permitted shall take place until a Landscape and Habitat Management Plan for the site for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The plan shall ensure that appropriate mitigation measures and management regimes are in place for the site and associated green infrastructure. The plan shall include long term design objectives, management responsibilities and maintenance schedules. The plan shall include any areas of existing landscaping including woodlands and also include any areas of proposed landscaping other than areas of private domestic gardens. No dwelling hereby permitted shall be first occupied until the approved plan has been implemented and thereafter adhered to for the lifetime of the plan.</p> <p>Reason: To ensure that appropriate mitigation measures and management regimes are in place for the site and associated green infrastructure post-development including the long term management of existing and proposed landscaping in accordance with the recommendations of the submitted ecological report. A precondition is required because insufficient information accompanies the application. This condition is applied in accordance with the National Planning Policy Framework and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026</p>
31	<p><b>Public Open Space</b></p> <p>Prior to above foundation level works commencing, details of on-site Public Open Space including LEAP and LAPs have been submitted to and approved by the Local Planning Authority. The approved Public Open Space shall be provided prior to the occupation of the 25th dwelling and shall be retained permanently thereafter.</p> <p>Reason: In order to provide adequate on site public open space to comply with Policies RL.1, RL.2 and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and in terms of the strategic objective to enhance green infrastructure in line with Core Strategy Policy CS18. The National Planning Policy Framework also supports the provision of such green infrastructure and community facilities.</p>

32	<p><b>Allotments</b></p> <p>The development shall be carried out in accordance with the details approved under application 20/03032/COND1.</p> <p>Reason: In order to compensate for any loss of allotment provision resulting from the proposed emergency access from Station Road and to ensure timely delivery to meet the needs of future occupiers in accordance with Policy HSA2 of the Housing Site Allocations DPD 2006-2026, the Speen Village Design Statement (2002) and The National Planning Policy Framework.</p>
33	<p><b>Reptile Mitigation</b></p> <p>The development hereby permitted shall be carried out in accordance with the Reptile Mitigation Strategy set out with in Ecological Report by PV Ecology 2016 as updated in April 2019 with specific reference, amongst other elements, to a) the erection of reptile fencing prior to and during construction as per the yellow areas as shown in Appendix S and in accordance with the design shown in Appendix T, and b) the creation of two hibernacula with the purple area shown in Appendix S and to the standard as shown in Appendix U.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats, and in order to avoid contravention of the Wildlife and Countryside Act 1981. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
34	<p><b>Cycle Storage</b></p> <p>Each dwelling hereby permitted shall not be occupied until details of cycle storage to serve that dwelling has been submitted to and approved in writing by the Local Planning Authority. The approved dwelling shall not occupied until the approved cycle storage has been provided in accordance with the approved details and the approved areas shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the West Berkshire HSA DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
35	<p><b>Contamination</b></p> <p>Prior to each phase of development approved by this planning permission, no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the local planning authority:</p> <ol style="list-style-type: none"> <li>1) A site investigation scheme, based on the submitted risk assessment (Land At Speen, Preliminary Geo-Environmental Risk Assessment, REPORT NO 50400733, February 2016, WSP/Parsons Brinckerhoff) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.</li> <li>2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy</li> </ol>

	<p>giving full details of the remediation measures required and how they are to be undertaken.</p> <p>3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reason: Potential sources of contamination have been noted on this site. In particular an abandoned underground oil pipe line and a former railway is highlighted. This is located above the chalk principal aquifer. Small watercourses and a possible swallow hole are also shown. The site is also in a Source Protection Zone 2 for a public water supply abstraction. These are controlled water receptors which could be impacted by any contamination present on this site. Further investigation would be required to determine the extent of any contamination present and to what extent it poses a risk to controlled waters. Any risk identified would need to be adequately resolved to ensure that this does not impact on controlled water receptors. This may include remedial works to resolve contamination issues. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007. A pre-condition is necessary because insufficient detailed information accompanies the application to ensure the proposal would not have an adverse impact on contamination within the site and so it is necessary to approve these details before any development takes place</p>
36	<p><b>Verification Report</b></p> <p>No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.</p> <p>Reason: To ensure that contamination at the site is remediated such that the site does not pose a threat to controlled waters. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.</p>
37	<p><b>Contamination</b></p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written</p>

	<p>approval from the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To ensure that any unexpected contamination encountered during the developments is suitable assessed and dealt with, such that it does not pose an unacceptable risk to ground or surface water. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.</p>
38	<p><b>Landscape Plan</b></p> <p>A strategic landscape plan for the whole site shall be submitted as part of the first reserved matters application and shall include the following details:  Key retained existing vegetation features on the site and its boundaries  Proposed Structural Planting, including Buffer Planting to site boundaries  The development shall thereafter be carried out in accordance with the approved plan.</p> <p>Reason: To protect the character and appearance of the area. The condition is imposed in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, ADDP5, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA2 of the Housing Site Allocations DPD 2006-2026, West Berkshire Quality Design SPD and the Speen Village Design Statement (2002).</p>
39	<p><b>Reserved Matters</b></p> <p>No development hereby permitted shall take place until details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") of development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
40	<p><b>Reserved Matters Time Limit</b></p> <p>Application for approval of all the reserved matters shall be made to the local planning authority before the expiration of three years from the date of the original permission 17/02092/OUTMAJ.</p> <p>Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
41	<p><b>Time Limit</b></p> <p>The development hereby permitted shall commence before the expiration of three years from the date of the original permission 17/02092/OUTMAJ or before the expiration of two years from the date of approval of the last of the approved matters, whichever is the later.</p> <p>Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
42	<p><b>Phasing Plan</b></p>

	<p>A phasing Plan shall be submitted to and approved in writing by the local planning authority on or before submission of the first reserved matters application which shall show the phases in which development is to be carried out, including details on the broad number of dwellings (including affordable units) to be provided at each phase(s). The development shall thereafter only be carried out in accordance with the approved Phasing Plan.</p> <p>Reason: To ensure the comprehensive masterplan led development of the site in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, ADDP5, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA2 of the Housing Site Allocations DPD 2006-2026, West Berkshire Quality Design SPD and the Speen Village Design Statement (2002).</p>
43	<p><b>Vehicle Parking</b></p> <p>No dwelling hereby permitted shall be occupied until the associated vehicle parking and/or turning space has been surfaced, marked out and provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The parking and/or turning space shall thereafter be provided in accordance with the approved details and kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the West Berkshire HSA DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
44	<p><b>Emergency Access</b></p> <p>Upon occupation of the 50th dwelling hereby approved, the Station Road emergency access and cycle route shall be constructed and made available for use in accordance with the approved drawing 07733/SK/009 rev A or as otherwise agreed by the LPA.</p> <p>Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
45	<p><b>Section 278</b></p> <p>No dwelling hereby permitted shall be occupied until a Section 278 Agreement has been signed and provided to procure the following works: By occupation of the 50th dwelling: Emergency and cycleway access onto Station Road Public Transport Infrastructure Provision of raised Kassel kerb, 21 metre time-restricted bus stop clearway marking to enable the bus to safety line and timed clearway sign plate at "The Sydings" bus stop northbound in Station Road Provision of raised Kassel kerb at arrival end and safety line at "The Sydings" bus stop southbound towards A4 in Station Road Dropped kerbing and tactile paving at the following locations: Across Station Road at the junction with the A4</p>



	<p>Across Lambourn Road west of the junction with Station Road with decrease in kern radii on western side of Station Road to enable this crossing</p> <p>Across The Sydings at the junction with Station Road</p> <p>Across Station Road at the southbound bus stop</p> <p>Reason: To encourage sustainable travel, in the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
46	<p><b>Outline Time Limit</b></p> <p>The development hereby permitted shall commence before the expiration of five years from the date of the original permission 17/02092/OUTMAJ.</p> <p>Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
47	<p><b>Approved Plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the approved plans listed below:</p> <p>Site location plan 0766-S73-102 received 17<sup>th</sup> May 2022;</p> <p>Materials 0766-S73-108 received 17<sup>th</sup> May 2022;</p> <p>Written Scheme of Investigation by Thames Valley Archaeological Services Ref: BRS 13-06bld dated 2nd December 2021 and Revised 17/3/22 received on 17<sup>th</sup> May 2022;</p> <p>Proposed Bath Road access - 07733/SK/002 rev E</p> <p>Plots 1 and 2 Elevations 0766-S73-604 received 23<sup>rd</sup> June 2022;</p> <p>Plots 1 and 2 Floor Plans 0766-S73-605 received 23<sup>rd</sup> June 2022;</p> <p>Plots 3, 4 and 5 Elevations 0766-S73-606 received 23<sup>rd</sup> June 2022;</p> <p>Plots 3, 4 and 5 Floor Plans 0766-S73-607 received 23<sup>rd</sup> June 2022;</p> <p>Plots 6 and 7 Elevations 0766-S73-600 received 23<sup>rd</sup> June 2022;</p> <p>Plots 6 and 7 Floor Plans 0766-S73-601 received 23<sup>rd</sup> June 2022;</p> <p>Plot 8 Floor Plans and Elevations 0766-S73-602 received 23<sup>rd</sup> June 2022;</p> <p>Plots 9 and 10 Elevations 0766-S73-600-1 received 23<sup>rd</sup> June 2022;</p> <p>Plots 9 and 10 Floor Plans 0766-S73-601-1 received 23<sup>rd</sup> June 2022;</p> <p>Plot 11 Floor Plans and Elevations 0766-S73-603 received 23<sup>rd</sup> June 2022;</p> <p>Electric Vehicle Charging Points Plan 0766-S73-116 received 17<sup>th</sup> May 2022;</p> <p>Bicycle Storage Plan 0766-S73-115 received 17<sup>th</sup> May 2022;</p> <p>Boundary treatments Plan 0766-S73-114 received 17<sup>th</sup> May 2022;</p> <p>Phasing Plan 0766-S73-113 received 17<sup>th</sup> May 2022;</p> <p>Tenure Plan 0766-S73-112 received 17<sup>th</sup> May 2022;</p> <p>Refuse Strategy Plan 0766-S73-111 received 17<sup>th</sup> May 2022;</p> <p>Refuse Vehicle Swept Paths 21-008/002 Rev B received 25<sup>th</sup> January 2022;</p> <p>Fire Tender Swept Paths 21-008/003 Rev A received 25<sup>th</sup> January 2022;</p> <p>Car Parking Swept Paths 21-008/004 Rev B received 25<sup>th</sup> January 2022;</p> <p>Proposed Single and Double Garage Plans and Elevations 0766-S73-109 received 25<sup>th</sup> January 2022.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
48	<p><b>WSI</b></p> <p>The demolition and development hereby permitted shall be carried out in accordance with the submitted and approved written scheme of investigation by Thames Valley Archaeological Services Ref: BRS 13-06bld dated 2nd December 2021 and Revised 17/3/22 received on 17<sup>th</sup> May 2022. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.</p>

	Reason: To ensure that an adequate record is made of these buildings of architectural, historical or archaeological interest. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS19 of the West Berkshire Core Strategy (2006-2026).
49	<p><b>Visibility Splays</b></p> <p>No development hereby permitted (other than works to implement the visibility splays hereby described) shall take place until visibility splays of 2.4 metres by 43.0 metres have been provided at the A4 Bath Road access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.</p> <p>Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
50	<p><b>A4 Access</b></p> <p>No dwelling hereby permitted shall be occupied until the A4 Bath Road access has been constructed in accordance with details to be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
51	<p><b>S278 A4</b></p> <p>No dwelling hereby permitted shall be occupied until a Section 278 Agreement has been signed and provided to procure the following works:  Vehicular and footway access onto A4 Bath Road including a turn right lane, pedestrian refuge crossing, footway widened to 1.8 metres fronting the site, the resurfacing of the eastbound carriageway on the A4 from the roundabout to the Bath Road entrance along with the provision of a "SLOW" marking.</p> <p>Reason: In the interests of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
52	<p><b>Vehicle Parking</b></p> <p>No dwelling hereby permitted shall be occupied until the associated vehicle parking and/or turning space has been surfaced, marked out and provided in accordance with the approved plans. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the West Berkshire HSA DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
53	<p><b>Materials</b></p> <p>The external facing materials used in the development shall in accordance with the Material Layout Plan 0766-S73-108 received 17<sup>th</sup> May 2022. The development shall thereafter be carried out in accordance with approved details.</p>

	<p>Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and Speen Village Design Statement (2002).</p>
54	<p><b>Windows</b></p> <p>The first floor windows in the first floor south facing elevation of the dwelling identified as Plot 6 hereby permitted shall be of a top hung design and be fitted with obscure glazing before this dwelling is first occupied. The obscure glazing shall be permanently retained in that condition thereafter.</p> <p>Reason: In the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>
55	<p><b>Hard and Soft Landscaping</b></p> <p>No development hereby permitted shall take place (including site clearance and any other preparatory works) until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the treatment of hard surfacing and materials to be used, a schedules of plants (noting species, plant sizes and proposed numbers/densities), an implementation programme, and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:</p> <ul style="list-style-type: none"> <li>a) completion of the approved landscaping within the first planting season following the completion of the development; and</li> <li>b) Any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species.</li> </ul> <p>Thereafter the approved scheme shall be implemented in full.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.</p>
56	<p><b>Mobile Speed Camera</b></p> <p>No development shall take place until details of a vehicle parking space for a mobile speed camera fronting the site have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the parking space is to be surfaced and marked out. No dwelling shall be occupied until the vehicle parking space has been provided in accordance with the approved details. The parking space shall thereafter be kept available for the parking police and / or highway authority vehicles at all times. If a mobile speed camera parking space does not meet the specific operational requirements of the Police, details of alternative measures to improve road safety and the flow of traffic should be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details prior to the first occupation of any dwelling hereby permitted.</p> <p>Reason: To ensure the continued provision of speed enforcement fronting the development that would improve road safety and the flow of traffic. This</p>

	condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
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### **Informatives**

1.	Proactive
2.	CIL
3.	<p><b>Pipeline</b></p> <p>The applicants is advised to contact CLH Pipeline System who advise that their client's apparatus, the CLH Pipeline System - Energy Act 2013 (CLH PS), may be affected by the proposal. In order to verify the accurate location of the pipeline in conjunction with the development proposals to arrange a site visit, please contact:</p> <p>Central Services email: anne.swallow@clhps.uk  Ashdon Road Tel: 01799 564101  Saffron Walden  Essex, CB10 2NF</p> <p>When contacting Central Services, please quote the File Ref ATC/WB/WB/0950/172161.</p> <p>You should note that the interests of the CLH Pipeline System are conserved by means of the Energy Act 2013, in particular Part IV of the Act, and other legislation such as the Pipeline Safety Regulations 1996. It is, however, the Energy Act 2013 that prohibits any development and most intrusive activities within the Easement Strip without specific consent from CLH Pipeline System. CLH Pipeline System Easement Strips are 6 metres wide and can incorporate other associated CLH Pipeline System facilities.</p> <p>Central Services will be able to provide guidance on the required procedures for entering into a Works Consent and provide confirmation on permitted development and intrusive activities. The whole process of obtaining Works Consent can take between four and six weeks depending on circumstances at the time of application.</p> <p>To reiterate, you should not undertake any work or activity without first contacting the CLH Pipeline System Operator for advice and, if required, Works Consent. For your additional information please visit:  <a href="http://www.linesearchbeforeudig.co.uk/index.php/useful-info">http://www.linesearchbeforeudig.co.uk/index.php/useful-info</a>, which set out the standard requirements for working/crossing the CLH Pipeline System - Energy Act 2013.</p> <p>You should also be aware that landowners and third parties have a duty of care not to carry out any works that have the potential to damage CLH Pipeline System apparatus. This duty of care applies even if the works themselves are situated more than 3 metres from the pipeline. Examples of such works are mineral extraction, mining, explosives, piling and windfarms.</p> <p>Please note that implementation of any unapproved work that affects a CLH Pipeline System Easement Strip may result in serious consequences in terms of health and safety, expense and other attendant liabilities. In such cases it is the perpetrator of the act, together with any other promoting organisation, that shall be held fully accountable for any resulting damage.</p>

	Should you require any further assistance please contact Central Services using the details provided above.
4.	<p><b>Works Affecting the Public Highway</b></p> <p>Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in West Berkshire.</p> <p>Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be coordinated by them in liaison with West Berkshire Council's Street Works Section, (telephone 01635 519169/519234). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.</p> <p>Reason: In order to minimise disruption to road users, be they pedestrians or vehicular traffic, under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. In order to satisfy the licensing requirements of the Highways Act 1980.</p>
5.	<p><b>HI 1 Access construction – for the works to the accesses</b></p> <p>The Highways Manager, West Berkshire District Council, Transport &amp; Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.</p>
6.	<p><b>HI 3 Damage to footways, cycleways and verges</b></p> <p>The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.</p>
7.	<p><b>HI 4 Damage to the carriageway</b></p> <p>The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.</p>
8.	<p><b>Conditions</b></p> <p>The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.</p>
9.	<p><b>Pre-conditions</b></p> <p>The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.</p>
10.	<p><b>S106</b></p> <p>This Decision Notice must be read in conjunction with the terms of the associated s106 Legal Agreement. You are advised to ensure that you have all the necessary documents before development starts on site.</p>

