

BURGHFIELD 09/00336 Pins Ref 2116866	Land at Burnside, Theale Road, Burghfield ESP Homes	Relaxation of conditions relating to approved plans, access details and landscaping	Delegated Refusal	Part Allowed 15.6.10
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This appeal was in respect of the refusal of a section 73A application submitted to regularise the installation of sheet piling alongside a brook. The application sought permission for the sheet piling however it was proposed to reduce the height of the sheet piling to that which exists on the opposite side of the brook. In addition the application sought to regularise minor changes to the landscaping and accesses.

The Inspector considered the main issues to be the effect of the sheet piling on nature conservation and flood risk.

In respect of nature conservation the Inspector agreed that the sheet piling provided an impenetrable barrier to the movement of animals both horizontally and vertically and that a natural bank would not erode if native planting were used.

With regard to flood risk the Inspector considered that the installation of the sheet piling did result in a loss of flood storage and, given that the site flooded in 2007, considered this aspect to be unacceptable. As such the section 73A application was allowed in part in respect of the changes to the accesses, to which the Council did not object, however the Inspector required the boundary treatments, including the installation of a natural bank, to be implemented as was approved under the conditions attached to the original application 06/01800/FULD.