

Item No.	Application No. and Parish	13 Week Date	Proposal, Location and Applicant
(1)	16/01034/OUTMAJ Tilehurst	14 July 2016	Outline application for up to 39 residential with all matters reserved. Land Opposite Hall Place Farm Stables, Sulham Hill, Tilehurst Darcliffe Homes Limited

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01034/OUTMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1) and the completion of a Section 106 agreement.
OR
If the legal agreement is not completed by the 3rd November 2016, to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION**, for the reason set out in Section 8.2 or to extend the periods for completion if it is considered expedient to do so.

Ward Members: Councillor Emma Webster
Councillor Tony Linden
Councillor Anthony Chadley

Reason for Committee Determination: Level of objection

Committee Site Visit: 27th July 2016

Contact Officer Details

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1. RELEVANT PLANNING HISTORY

The application site has no recent planning history.

2. PUBLICITY AND EIA

2.1 PUBLICITY

Advertised in Reading Chronicle on 5th May 2016. The site notice expired on 9th June 2016 and the neighbour notification letters expired on 16th May 2016.

2.2 EIA

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), the local planning authority (LPA) must adopt a screening opinion on any application for Schedule 2 development to determine whether the proposal constitutes EIA development, and therefore whether Environmental Impact Assessment (EIA) is required as part of the application. A screening opinion was issued following the submission of the application which determined that EIA is not required.

3. CONSULTATION

3.1 Statutory and Non-Statutory Consultations

Tilehurst Parish Council:	Objection – <ul style="list-style-type: none">• Outside settlement boundary• The proposed footpath to the Cornwell Centre will not be allowed by the Parish Council• Option A – Access Visibility Poor - The proposed exit onto Sulham Lane would be opposite the entrance to the Stables and near the brow of the Hill,• Loss of riding for disabled, with more horses using the highway to access other fields,• Flooding would be exacerbated• Insufficient infrastructure around the site for the new development (not enough schools / doctors / dentists / libraries etc. The existing are already full).• Who would maintain the attenuation pond? What are the health and safety risks?• Number is greater than the HAS DPD• Noise from the Cornwell Centre could impact on new residents.
Planning Policy:	Development of the site for 39 dwellings is in accordance with Policy HSA8 of the Housing Site Allocations DPD, which allocates the site for approximately 35 dwellings. At reserved matters the proposed development of the site will need to accord with Policy HSA8, GS1 and P1, as well

as the other relevant policies of the Core Strategy.

Transport Policy:

No objections.

A Transport Statement has been included to accompany the application, which is appropriate given the size of the proposed development, and is consistent with Policy P1 of the Council's emerging Housing Sites Allocations Development Plan Document (DPD).

Sustainability

The site would appear to be reasonably located to local services and facilities. Local shops at The Triangle in Tilehurst can be reached on foot, which are some 1.3 kilometres distant from the site (approximately 16 minutes walk); although this would be in excess of the preferred maximum walking distance of 800 metres to local centres (as outlined in the Institute of Highways and Transportation's "*Guidelines for Providing for Journeys by Foot*" document).

The site is also in good proximity to local schools, which are within the preferred maximum acceptable walking distance to schools as established in the Institute of Highways "*Guidelines for Providing for Journeys by Foot*" document.

The site is also reasonably well-connected to local cycle networks. The network of relatively lightly-trafficked residential streets in the vicinity of the site connect into the wider cycle networks in the Tilehurst area, providing connections further afield, including into central Reading.

In terms of passenger transport accessibility, the south-west corner of the site lies close to the existing bus stops on Chapel Hill which are served by Reading Buses service 33, linking Central Reading, Tilehurst and Turnham's Farm, which provides a regular 20 minutes daytime service. Further buses are also available from the bus stops on Dark Lane which are a short walk from the site that are served by Reading Buses service 16, which provides a regular 15 min daytime service into Central Reading. In terms of rail services, the site would be within cycleable distance of Tilehurst Railway Station, which offers a good level of service to Reading, London Paddington and Oxford. These will enable households to access employment, education, and other essential services and facilities in central Reading.

Whilst it is recognised that the size of the site would be too small for a residential travel plan to be developed, I would like some commitment made to ensuring that sustainable travel options are promoted to new occupants so that they

are made fully aware of the range of travel choices that are potentially available to them. In this regard, I consider that it would be appropriate for sustainable travel information packs to be prepared that could be provided for each dwelling upon occupation. This could include on local walking and cycle routes (such as the local cycling and walking maps produced by both West Berkshire and Reading Borough Councils) and timetables for local bus services (typically Reading Buses services 16 & 33) and train services from Tilehurst railway station.

I would also like to see a commitment provided for the development to provide the necessary infrastructure to enable the easier retrofitting of charging points for electric vehicles at a future date. The Government has ambitious targets to decarbonise the UK's transport fleet, and sales of low emission vehicles (i.e. electric and plug-in hybrid vehicles) are growing at a fast rate. Therefore the provision of this infrastructure would help future-proof the development for the expected greater uptake in low emission vehicles expected in forthcoming years.

Access Arrangements

Two possible access options onto the site have been submitted alongside this application, one of which shows access from Sulham Hill, whilst the other shows access from Clements Mead. Whichever option is chosen, it is important that good pedestrian connectivity is provided from the site, in particular on the south-west corner so that a direct walking route can be provided to the nearest bus stops to the site on Chapel Hill. Both indicative access options appear to have taken this into account. It is also pleasing to see other pedestrian access points included on the options as these will improve the pedestrian connectivity of the site by helping to reduce the walking distance to local services and facilities.

Cycle Parking

Paragraph 3.16 of the accompanying Planning Supporting Statement states that "appropriate provision will be made within the Proposed Development for secure cycle storage". This commitment is welcomed. All such cycle parking will need to be in accordance with the Council's "Cycle and Motorcycle Advice and Standards for New Development" Guidance Note, November 2014.

Highways:	No objections - conditional permission
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Minerals and Waste:	<p>Having reviewed the geological maps for the application site it is apparent that parts of the site are underlain by construction aggregate mineral deposits.</p> <p>From reviewing the submitted documentation I can see no evidence that this matter has been addressed by the applicant. Given the specifics of the proposals I would need to see additional details on the underlying geology of the site, through intrusive survey results, to determine the presence of a mineral deposit and also confirm the extent, quality and quantity of the mineral deposit.</p> <p>It may be that further work will be required after this initial stage, to facilitate the consideration of the proposal against the policies in the Replacement Minerals Local Plan for Berkshire.</p>
Housing:	<p>No objections –</p> <p>The developers are proposing 39 dwellings on site. As this is greenfield land, 40% of all dwellings on site are required for affordable housing provision, which equates to 16 units (rounded up). The Design and Access Statement indicates an intention to deliver in line with this policy, however, it then details an indicative proposal of 35 homes which equates to only 14 affordable units.</p> <p>The SPD states the affordable housing should consist of 70% social rent and 30% intermediate housing options such as shared ownership. We therefore require 18 of the units for social rent and 8 of the units for shared ownership.</p>
Waste Management:	No objections - conditional permission
Environmental Health:	No objections - conditional permission
Archaeology:	<p>No objections - The proposed development is close to a Grade II Listed farmhouse of late 16th century origins, and a Desk Based Assessment supplied along with the application suggests that there is some archaeological potential in the area.</p> <p>However, there is little evidence to suggest that the archaeological potential of this particular site is high enough to justify any recording – it is some distance from any historic settlement cores and historic landscape characterisation suggests that the development area was paddocks preceded by historic field systems. This evidence suggests that there will be no major impact on any features of archaeological significance.</p> <p>I do not, therefore, believe that any archaeological</p>

			assessment or programme of investigation and recording will be necessary in relation to the current proposal.
Ecology:			No objections - conditional permission
Tree Officer:			No objections - conditional permission
North AONB:	Wessex Downs		<p>No objection -</p> <p>No objections in principle, to the development but would advise that the access is taken from Chapel Hill or Clements Mead as this would be more cohesive with the existing settlement.</p> <p>The current western boundary is open and a positive attribute with views towards the woodland. The landscape buffer proposed does not necessarily have to be woodland, the landscaping on the indicative plans appears to cocoon the development within woodland, which is not characteristic of the locality. The hedge to the south should be enhanced with trees staggered throughout the development. Small groups of trees (3s or 5s) should be staggered along the western boundary with a larger group to the north-west corner. Trees should not be used along the north eastern edge; this should remain relatively open to improve the relationship with the existing development to appear as an extension of the Clements Mead estate rather than a secluded development.</p> <p>Although housing numbers are greater than outlined within the proposed DPD, the illustrative plan demonstrates that a higher number can be accommodated along with a landscaping works.</p> <p>It is a little disappointing that only an LVA has been submitted when the policy for the DPD which although of limited weight has been present for a period of time and requires a full LVIA. There is no reason why this cannot have been achieved and is a key element in bringing sites forward within the AONB or within the setting of the AONB to ensure the conservation and enhancement of the protected landscape.</p>
Lead Local Flood Authority:			In accordance with the SuDS Manual C753 (2015) published by CIRIA, one of the most important aspects of a SuDS scheme is that surface water run-off should be managed as close to the source as possible using SuDS techniques that are integrated within the built environment. It follows that SuDS should not just relate to drainage and the management of water quantity, and therefore West Berkshire Council's objectives for a development site are that the proposed SuDS measures will also a) improve

water quality; b) improve public amenity; and as already stated c) enhance the quality of the built environment which includes creating new wildlife habitats. From the information so far submitted for the proposed development, it does not appear that these objectives have been achieved in the design.

Given the size of the developed area, integrated SuDS Treatment Trains should be incorporated culminating in the proposed attenuation pond. The use of multiple techniques in an integrated way would make the SuDS system as a whole more resilient both for maintenance and against the risk of failure of the entire system.

As a specific requirement, the identified potential sources of contamination within the site must be dealt with by more than 1 treatment level of SuDS and therefore we would like to see how will this be addressed by the developer.

We are not satisfied with either of the two Drainage Options as we are extremely reluctant to accept surface water run off – even via SuDS features - into the public sewer due to capacity issues, regardless of Thames Water approval for this discharge. We have also checked the depths of TW sewer and believe them to be much less deep than alleged by the developer.

We welcome the idea of rainwater harvesting and re-use systems as they deal with surface water runoff at source. But to counter this, from the plans submitted it is not very clear which areas are proposed for permeable paving and there is no indication of where soakaways will be used within the development.

Environment Agency:	No response to date
Thames Water:	No objections.
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust:	No objections - conditional permission.
Natural England:	No objections
Royal Berkshire Fire and Rescue Service:	No objections – Any consent should include provision for fire hydrants or other suitable emergency water supplies.
Canal & River Trust:	This application falls outside the notified area for its application scale.
Reading Borough Council:	No response to date
Spokes:	No response to date
Access officer:	No response to date
Thames Valley Police:	No response to date
Tilehurst Neighbourhood	No response to date

3.2 Representations

Total: 196 Support: 0 Object: 196

Summary of objections

CHARACTER OF AREA

- The field is prominent in terms of topography as it is situated on rising elevated ground which is visible from a wide surrounding area. It lies approximately 1-5m. above Chapel Hill and Clements Mead roads and on the rise of the hill from Sulham. The eastern edge of site is a grass bund which slopes down steeply to Clements Mead road and is planted with scrub and a small line of fir trees. New development of 2-3 storey homes (or more) would be very prominent because of its higher position topographically and would be highly intrusive in the landscape. WBC note that design will be an important consideration in a future proposal. However, the topography is significant for this site and should be re-evaluated
- Land is located on the boundary of the AONB .
- Plan is unsound and irresponsible one
- Development limits access of wildlife to the woodland
- Additional development will increase pressure on existing wildlife sites, such as nearby ancient woodlands and Cornwell Copse
- Greenfield site - greenfield sites should always be the very last resort
- Development out of character for local area and overpowering
- Overpowering nature of the development
- Detrimental visual impact/visual intrusion
- Eastern edge of Tilehurst highly valued for tranquillity
- New development expands urban edge and would intrude in terms of noise or visual impact
- Development will breach existing settlement boundary
- Site is visible from wide surrounding area. New site will be prominent and highly intrusive on landscape, especially on residents of bungalows.
- Loss of views and recreational facilities
- Brownfield sites have been ignored
- Density higher and out of keeping with current housing stock
- The proposed development will breach the existing settlement boundary, increase exposure of the urban edge and contribute to urban sprawl which is recognised as being a major contributor to climate change.
- Not a suitable building plot.
- If this field and Stonehams Farm are developed it will be just one great brick city through to Junction 12 and Pangbourne and the wildlife will be gone.
- Destruction of badger setts and trees under TPO, loss of open countryside and amenities
- There are a number of bungalows on Clements Mead. These one storey homes were developed to specifically allow the residents of Chapel Hill to have a good topography so why hasn't this view been taken into account for the proposed development? There is a lack of information given on the report to which type of

dwelling will be facing the existing homes on Clements Mead with the above point in mind.

- Application for 39 houses local area DPD states only 35 included which is still subject to public enquiry.
- The original application the council only included 34 houses and now it is 39 houses why is this increase allowed?
- This development will further link up with the Reading sprawl to continue the housing mass without a break.
- Houses higher up less privacy for houses on Clements Mead
- Duty to respect and acknowledge the development of Tilehurst Neighbourhood Plan and the spirit and intent of the Localism Act of 2011 needs to be respected.
- Clements Mead field is in consideration for a village green within the Neighbourhood Plan. Consideration should be afforded to the emerging Neighbourhood Plan.
- Endangered English Bluebell is in Sulham Woods and is threatened by this plan.

FLOOD RISK

- Land acts as a soakaway - development would increase surface flooding problems
- Flooding already happens in field and floods onto road and often leads to road closures
- Surface water would increase as a result of an increase in the impermeable area and would flow out of site
- Field waterlogged during periods of persistent and/or heavy rain
- Field boggy even during dry periods
- Although survey said there should not be a problem with flooding, as locals we know how quickly the area has suffered from flash flood in the past.
- Sulham Hill and remainder of road down as far as The Greyhound Public House is subject to flooding - new drains have now been put in at pub end
- Pond illustrated on proposed plans (options A and B). In high rain fall pond overflows onto Clements Mead and Chapel Hill - is there any provision to divert the water?

VEHICLES AND TRANSPORT, ACCESS AND SAFETY

- Extra 70+ vehicles using Clements Mead/Chapel Hill resulting in congestion at peak times resulting in safety issues for school children/pedestrians
- Parking major concern - no room for additional parking
- Plans allow for one car per dwelling and show very narrow roads within the new estate.
- Safety issue for school children - crossing very fast and busy road
- Remote public transport links resulting in increased traffic
- Area already struggling with congestion
- Road can be fast and dangerous particularly at peak times and rush hours
- Increase of traffic on Long Lane, Sulham Hill, Clements Mead and Chapel Hill
- Sulham Lane not suitable for extra traffic
- Visibility from Home Croft onto Clements Mead is often obscured by parked cars
- Pulling out of driveway already takes five minutes in peak times additional housing will increase that
- No cycle paths in immediate vicinity of site, surrounding roads are hilly and only fit people can cycle in the local area

- Potential access opposite stables on a very busy and narrow road will lead to dangerous traffic situations
- Infrastructure cannot handle increase in vehicles on road
- Concern re increase of traffic especially with new Ikea store opening
- Tilehurst train station is approximately 3km away
- Tilehurst village over 1km away
- Station car park already exceeds capacity
- Further commuting demand with cause chaos in mornings
- Passenger capacity on trains servicing Tilehurst at peak times is reaching capacity and will be further strained
- Limited parking for the Cornwell Community Centre will result in severe local parking congestion in Home Croft and Clements Mead at busy times
- Any proposed development would considerably overload already heavily congested access routes and put strain on public transport
- Concern over access onto a busy dangerous road without pavements
- Not enough infrastructure - views of local people being ignored yet again
- No provision has been made for construction traffic and workers transport whilst on site - parking on pavements will become a hazard.
- Disagree that local bus service is 'excellent'
- Limited options for sustainable travel
- Disagree with 'recognised walking distance of 2km' - what is the reference for this?
- More traffic dangerous for horse riders
- West Berkshire provides no services to the area. No effort is made by West Berkshire to sustain or maintain the existing roads, drains or other infrastructure.
- Pot holes and sink holes in the area and this will only worsen, especially with loss of land drainage and extra traffic lorries during development and delivery vehicles when house occupied.
- The "number of public transport options" apply to the whole region, not to this site. So the developer's statement would mislead many.
- Objection to additional vehicle access onto Clements Mead
- Traffic coming down Westwood Glen would significantly increase on an already dangerous road.
- Notice in one of the drawings covers Bus Stops and Footpaths plus other elements both the bus stops and foot paths have errors - details should be right or it gives a false picture

NUMBER OF HOUSES/SUSTAINABILITY

- Number of proposed dwellings is ambitious in such a small area
- Further development would create more strain on services - 20 new dwellings more realistic
- Development unsustainable - schools, doctors already oversubscribed
- Access to shops and leisure facilities is poor for existing residents
- Shops are within walking distance of 20 minutes but most people take that option and will take the car
- Additional burden to existing infrastructure
- Local area cannot support more people
- New dwellings not close to local centres which will result on an over-reliance on car journeys.
- Birch Copse Primary school original built for 200 pupils now has 400 pupils

- Services in Reading cannot cope and new residents would not be travelling to Newbury or Thatcham to obtain services
- Three primary schools within walking distance are all over-subscribed and have long waiting lists
- Only doctor's surgery in Birch Copse is only open two mornings a week already wait up to 3 weeks to be seen by a doctor
- Only one private dentist
- No alternative provision for surgery or dentist is planned
- Disagree with SA/SEA that sites are well connected to services and facilities
- Increased pressure on Cornwell Centre and concerns in relation to over-looking and child safeguarding and loss of tranquil local space
- Number of developments over past 14 years but new infrastructure and investment by WBC has not kept abreast of increase development.
- Noted concern by Fire Service with regard to services available for emergencies
- Development not sustainable and will damage quality of life of existing residents and pose significant problems for anyone buying the new properties
- In the case of the Clements Mead site, it is my understanding that it was allocated for a school. It is quite obvious that if houses were built there, a school cannot be built in the future
- This application is in breach of deed of covenant dated 31st March 1981 laid down by Mrs Moon point 30 that states 'the land shall be retained as an amenity area until the construction of a school commences.....'
- Understand that developer has earmarked other fields around this area so should this development go ahead it will become a domino effect
- West Berkshire currently do not have the finances to look after their current open land vegetation in the area of this proposed development, let alone adding more. WBC do not fulfil current responsibilities to protect valuable green spaces.
- Loss of access to tip in Reading

ECOLOGICAL/BIODIVERSITY

- Important habitat for a range of species loss of fields would result in the destruction of these habitats.

OPTION A/B

- Option A would be safer option and provides maximum privacy for existing dwellings
- Strongly opposed to proposal A if application is grant it must be proposal B

NOISE/LIGHT/AIR POLLUTION

- Noise pollution will increase as result of additional car journeys
- Peaceful area more families could change this and cause more noise
- Light pollution and sky glow are very low - new development would lead to a direct increase in sky glow and glare and loss of views of the night sky

DPD

The DPD process for West Berkshire Council ("the Council") is still ongoing and subject to public inquiry. It will not be completed by the determination date for this application. For

this reason, this application is presumptive and should not be processed until the end of the DPD decision cycle.

Currently the site is outside of the settlement boundary, whilst the Council's DPD proposes to extend the boundary, the DPD is not yet approved and the boundary remains unchanged. Hence this application should be rejected until completion of DPD cycle at which point there will be clarity on whether the settlement boundary will be extended or not.

The Council's DPD is proposing only 35 houses for this site. The application exceeds this at 39. The draft DPD was for 30 houses. Local residents objected strongly and in numbers of many hundreds at both these stages. Despite this at each opportunity the developer is seeking to add more houses to this small site. This site, would make only a minor contribution towards the overall total of 10,500 (less than 0.33% of the total). The site could be removed and the council still achieve its overall objective. The negative impact on the local area of this development would far outweigh its minor contribution to West Berkshire's housing needs.

As this application exceeds the Council's DPD recommendation, this application should be rejected on this point alone.

Acceptance of a planning application by WBC for this site is inappropriate at this point in time.

AMENITY LAND

- Oppose any development too close to community hall, park and stables
- Loss of amenity for riding stables and for visitors
- Field is used as amenity - currently rented out to Hall Place Stables who current keep horses on site.
- Proposed site will cause loss of an already rare social activity.
- Site also used as facilities for disabled riders and the current community
- Loss of site will deprive the stable activities relating to disabled children every week
- Where will these facilities go if this land is built on?
- No obvious alternative site.
- Development direct threat to local amenity land
- Response from WBC is condescending - landscape buffer to recreation ground should prevent overlooking and that new residents should be aware they are living next to a park- this response doesn't actually respond to the issue that was of concern.
- Loss of dog walking facility
- Population is getting more obese by the day and loss of green land reduces area children can play outside safely
- This field is valuable green space, including a park – used by residents and children for leisure. It is different in nature to the countryside that still remains (until you have built on it), but such 'maintained' space is no less important.

EMPLOYMENT AND ECONOMICS

- Loss of field used by riding school would reduce the amenity and attractiveness of the stables potentially causing loss of business to school

- Increase of horseboxes on road would be dangerous

CRIME AND SECURITY

- Increase in population and density may increase crime rates
- Increase in anti-social behaviour as a result of development (again)
- Conflict between users of Cornwell Centre and residents due to noise or hours of access
- Increased fly-tipping and litter and other damage which is already a problem

WATER

- Water pressure in the area has dropped over the time we have lived here. Thames Water are forecasting a water deficit in the region by 2020. The development threatens the security of our and other homes in the area since the Fire Brigade have made it clear that there is insufficient water main supply to feed their Fire engines.
- No fire hydrants in place so if there is a fire the pond would have insufficient water to put a fire out

OTHER MATTERS

- Health and wellbeing should be a priority and open green space contributes to this.
- Contributions from proposed developments are unlikely to be sufficient to pay for meaningful infrastructure improvements of benefit to the existing community.
- Site notice not displayed for (15th May 2016), due to this, the period for objections should be extended or the application restarted.
- WBC appear to have ignored RBC concerns re the number of houses they can support
- Affordable Housing - 41% of the proposed development is reserved for 'social housing' which is totally out of character for the area (predominantly – if not wholly - privately owned dwellings). If anything, I would rather a provision for Key Workers – it is well known how hard it is to fill posts for teachers in West Berkshire due in part to the high cost of living in our area.

DUMPING GROUND

Finally, although I accept the council needs to provide housing under the DAP, as someone who has lived in this area for 50 years, this area has been negatively transformed to a large extent while others areas of West Berkshire have not been touched. A number of residents in this area who have lived here for similar lengths of time feel we are simply used as a dumping ground for West Berkshire developments and are treated as some forgotten outpost with the council simply happy to take our council tax while we see little in return.

4. PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for West Berkshire comprises:

- West Berkshire Core Strategy (2006-2026)
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
- Replacement Minerals Local Plan for Berkshire (2001)
- Waste Local Plan for Berkshire (1998)

4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and who these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).

4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

4.4 The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:

- NPPF Policy
- ADPP1: Spatial Strategy
- ADPP4: Eastern Area
- ADPP5: North Wessex Downs Area of Outstanding Natural Beauty
- CS1: Delivering New Homes and Retaining the Housing Stock
- CS4: Housing Type and Mix
- CS5: Infrastructure Requirements and Delivery
- CS6: Provision of Affordable Housing
- CS8: Nuclear Installations AWE Aldermaston and Burghfield
- CS13: Transport
- CS14: Design Principles
- CS15: Sustainable Construction and Energy Efficiency
- CS16: Flooding
- CS17: Biodiversity and Geodiversity
- CS18: Green Infrastructure
- CS19: Historic Environment and Landscape Character

4.5 A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the Development Plan following the publication of the Core Strategy. The following saved policies from the Local Plan are relevant to this development:

- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution
- HSG.1: The Identification of Settlements for Planning Purposes
- TRANS.1: Meeting the Transport Needs of New Development

4.6 The Replacement Minerals Local Plan for Berkshire 2001 (RMLP) was first adopted in 1995 with alterations adopted in 1997 and 2001. The Waste Local Plan for Berkshire 1998 (WLP) was adopted in 1998 and covers the period of up to 2006.

The Secretary of State has directed that a number of policies in the RMLP and WLP should be saved indefinitely until replaced by national, regional or local Minerals and Waste policies. The following policies from the RMLP and WLP are relevant to this development:

- RMLP Policy 1
- RMLP Policy 2
- RMLP Policy 2a

4.7 According to Paragraph 216 of the NPPF, decision-takers may also give weight to relevant policies in emerging plans according to: (1) the stage of preparation, (2) the extent to which there are unresolved objections to relevant policies, and (3) the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF. The Local Development Scheme (LDS) provides a timetable for the preparation of emerging development plan documents.

4.8 The emerging Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of new West Berkshire Local Plan. It will allocate non-strategic housing sites and sites for Gypsies, Travellers and Travelling Showpeople, and provide updated residential parking standards and a set of policies to guide housing in the countryside. The Proposed Submission HSA DPD is at an advanced stage, and was submitted to the Secretary of State for examination on 6th April 2016 and the examination has been held (21st June – 14 July 2016). The following policies from the HSA DPD are relevant to this development:

- GS1: General Site Policy
- HSA8: Land to the east of Sulham Hill, Tilehurst (site reference EUA031)
- C1: Location of New Housing in the Countryside
- P1: Residential Parking for New Development

4.9 Neighbourhood Development Plans (NDPs) are formal planning documents prepared by town and parish councils in consultation with their community. They allow local people to shape the future of the areas in which they live. They have to be in general conformity with national planning policies and the West Berkshire Local Plan. NDPs are subject to public examination and local referendum before they can be adopted as part of the Development Plan. The Tilehurst Neighbourhood Plan is still in the early stage of preparation (area designated May 2015).

4.10 The following other external document and other local policy documents adopted by the Council are material considerations relevant to the development:

- Quality Design SPD (2006)
- House Extensions SPG (2004)
- Planning Obligations SPD (2015)
- North Wessex Downs AONB Management Plan (2014-2019)

5. DESCRIPTION OF DEVELOPMENT

- 5.1 This application seeks outline permission with all matters reserved for the erection of up to 39 dwellings. This application seeks to establish the principle of development.
- 5.2 Two illustrative layout plans, and site sections (in the Design & Access statement) have also been included, however as an outline application these are **illustrative only**. Access, Appearance, Landscaping, Layout and Scale are all to be considered at the reserved matters stage.
- 5.3 The 1.48 hectare application site is situated on the western edge of Tilehurst. The site is located outside the current settlement boundary, in open countryside and outside of but adjacent the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- 5.4 To the east and south the application site adjoins dwellings which form the settlement boundary of Tilehurst. The site borders open countryside to the west and to the north the Cornwell Centre and Recreation Ground and to the north of the Cornwell Recreation Ground lies Cornwell Copse, an ancient woodland and designated as a Local Wildlife Site.
- 5.5 The application site is currently land leased by Hall Place Riding Stables, and used as grazing land for horses. The main stables buildings are situated to the west of the site. Land in the western corner peaks at approximately 95.5m AOD. The site slopes from west to east, with a high point adjacent to Sulham Hill Road and the lowest areas of the site adjacent to the southern end of Clements Mead.
- 5.6 The boundary to the south-west along Sulham Hill comprises an open timber post and rail fence with a gated field, a post and wire fence at the top of the banking onto Clements Mead encloses the Site to the north-east, and there are open views across the site from both these areas. The boundary between the application site and the Recreation Ground to the north-west comprises a high metal fence and a hedgerow, on the southern boundary with Chapel Hill a dense mix of trees and hedgerow screens the site. There is no public access to the site.

6. APPRAISAL

The main issues for consideration in the determination of this application are:

- The principle of development
- Loss of equestrian land
- Landscape and visual impact
- Quality design
- Transport and highway impacts
- Accessibility and inclusive design
- Neighbouring amenity
- Affordable housing
- Sustainable construction
- Flood risk
- Sustainable drainage
- Water / Sewerage infrastructure capacity
- Contaminated land
- Ecological impacts and biodiversity enhancements

- Tree protection
- Green infrastructure
- Conservation of the historic environment
- Mineral sterilisation
- Construction impacts
- Planning obligation

6.1 The principle of development

Decision taking context

- 6.1.1 To the extent that development plan policies (detailed in Section 4 of this report) are material to an application for planning permission the decision must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise (in accordance with Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 6.1.2 The NPPF stresses the importance of having a planning system that is genuinely plan-led. However, the NPPF has a presumption in favour of sustainable development that provides for the development plan is absent, silent or relevant policies are out-of-date, the Framework says planning permission should be granted unless:
- any adverse impacts in doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - specific policies in the Framework indicate development should be restricted, including sites protected under the Birds and Habitats Directive, Sites of Special Scientific Interest, Local Green Space, AONB, designated heritage assets, and locations at risk of flooding.
- 6.1.3 Whether housing policies are to be considered up-to-date relies primarily on paragraph 49 of the NPPF, which states “relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”. Given that the Council can demonstrate a five year housing land supply, the Development Plan is up-to-date and the starting point for consideration of this application.

Compliance with Development Plan

- 6.1.4 Core Strategy Policy CS1 attracts full weight as a development plan policy adopted post-NPPF. It states that new homes will be located in accordance with the District Settlement Hierarchy, and primarily developed on suitable previously developed land, and other suitable land, within settlement boundaries. In accordance with Core Strategy Policy ADPP1, the Eastern Urban Area (Tilehurst, Calcot and Purley on Thames) is designated an urban area with a wide range of services and the focus for the majority of development. The application site is located outside of the existing settlement boundary and is therefore regarded as open countryside. The emerging HSA DPD will, however, redraw the settlement boundary to include the proposed residential development. Whilst Policy ADPP1 promotes the

redevelopment of brownfield land, the Core Strategy acknowledges in Policy CS1 that undeveloped land will need to be allocated to maintain housing supply.

- 6.1.5 Local Plan Policy HSG.1 remains extant but will eventually be replaced by Policy C1(Location of New Housing in the Countryside) of the HSA DPD, which will provide a presumption in favour of development within the redrawn settlement boundary of Pangbourne. Policy C1 now attracts significant weight (see paragraphs 6.1.16 to 6.1.18).
- 6.1.6 According to the Area Delivery Plan policies of the Core Strategy, allocations in the spatial areas will be made adjacent to existing settlement boundaries which will be re-drawn through the HSA DPD. Policies ADPP1 and ADPP5 provide the spatial strategy for the AONB within West Berkshire. Together with Policy CS1 they are guiding the allocation of housing sites across the district outside the existing settlement boundaries through the HSA DPD.
- 6.1.7 Overall, the proposed development complies with the housing supply policies of the Development Plan in the context of the emerging HSA DPD.

Compliance with emerging policies

- 6.1.8 The emerging HSA DPD is being prepared under the framework of the Core Strategy, to allocate the remainder of the minimum 10,500 housing requirement. In terms of the context to the Council's approach, section 19 (2) (h) of the 2004 Planning and Compulsory Purchase Act provides that a local planning authority preparing a DPD must have regard to any other relevant Local Development Documents, so, in this case, the Council must have regard to the Core Strategy when preparing a subsequent DPD.
- 6.1.9 The selection and allocation of sites in the Housing Site Allocations DPD has been based on evidence, technical assessments, the SA/SEA and the outcomes of public consultation. The Proposed Submission HSA DPD is at an advanced stage, and was submitted to the Secretary of State for examination on 6th April 2016 with the examination having now been held (21st June – 14 July 2016).
- 6.1.10 The role of the HSA DPD is to allocate a number of non-strategic sites across the district. The application is included within the Proposed Submission Version of the HSA DPD. The objective of the DPD is to allocate the most sustainable non-strategic sites based on the technical evidence and the SA/SEA and in accordance with the housing distribution as set out in the spatial strategy of the Core Strategy.
- 6.1.11 The plan is now at a formal regulatory stage of the process having been submitted to the Secretary of State for Examination. This emerging plan is a material consideration; consideration must be given to the weight that can be attached to these emerging policies, and the compliance of the proposed development to the emerging plan.
- 6.1.12 Policy GS1 of the HSA DPD is a general site policy applicable to all allocations. It seeks to ensure comprehensive developments and several requirements which are generally applicable to all sites. The proposed development complies with this policy, or is capable of doing so by condition.

6.1.13 Policy HSA8 of the HSA DPD is the site specific policy for the application site. The full policy is set out below together with its associated plan:

This site is 1.4 hectares with a developable area of approximately 1 hectare and will deliver in accordance with the following parameters:

- *The comprehensive delivery of approximately 35 dwellings with an emphasis on family housing.*
- *The site will be accessed from Clements Mead in order to preserve the semi-rural character of Sulham Hill.*
- *The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:*
 - *Being set back from Sulham Hill to enable the creation of a woodland belt along this edge to soften the urban edge of Tilehurst and enhance the rural character of Sulham Hill and Hall Place Farm.*
 - *The provision of tree planting along the boundary with the Cornwell Recreation Ground*
- *The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures:*
 - *Faces into Clements Mead to enable proper integration with the existing built form;*
 - *Explores the provision of footpath links to locations including the Cornwell Centre, the Cornwell recreation ground and to existing footpaths and bus stops.*

Land to the east of Sulham Hill, Tilehurst - Policy HSA8



6.1.14 According to the HSA DPD, this site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land

supply. The settlement boundary will be redrawn to include the developable area of allocated site EAU031.

6.1.15 The proposed development would provide up to 39 dwellings within a 3.2 hectare area of residential development. The residential area shown on the Illustrative Landscape Plan is consistent with the HSA DPD plan, and has undergone landscape appraisal in its own right.

Weight of emerging HSA DPD

6.1.16 Paragraph 216 of the NPPF states that decision-takers may give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

6.1.17 The plan is now at a formal regulatory stage of the process, the Proposed Submission HSA DPD was submitted to the Secretary of State for examination on 6th April 2016 with the examination have now been held (21st June – 14 July 2016) and therefore, carries significant weight in the decision making process.

6.1.18 Overall, taking into account the current stage of preparation, and that the Proposed Submission Version is the plan which the Council considers sound, the emerging HSA DPD now attracts **significant weight**.

Tilehurst Neighbourhood Plan

6.1.19 The Tilehurst Neighbourhood Development Plan is still in the very early stage of preparation, the area was designated May 2015 and initial events have been held this year, as such no weight is attached to the NDP at this time.

Prematurity

6.1.20 According to the Planning Practice Guidance, in the context of the NPPF and in particular the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the NPPF and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) The development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and

b) The emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

6.1.21 Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

6.1.22 Taking into account the foregoing assessment, the prematurity argument cannot be sustained in light of the current planning policy position.

Conclusion

6.1.23 In light of the recent change in circumstances, the proposed development is now included within the Council's recently published (January 2016) five year housing land supply. The emerging HSA DPD also now attracts significant weight, so the proposed allocation of the site weighs heavily in favour of the proposed development.

6.1.24 In light of this above guidance on weight and prematurity in relation to the emerging HSA DPD, the principle of development is acceptable.

6.2 Loss of equestrian land

6.2.1 The application site is currently leased by Hall Place Riding Stables and is used as grazing land for horses. Both objectors and the applicants have stated that under the terms of the lease, replacement grazing land must be provided for the Riding Stables in the event of the site being developed. This is a civil matter between the land owner and Hall Place Riding Stables, however the applicant has stated that "The landowner, Sulham Estate and Farms, has extensive landholdings in the area and has identified potential alternative grazing land on the western side of Sulham Hill which could be made available, subject to agreement with the current leaseholder".

6.3 Landscape and visual impact

6.3.1 The application site is located outside of but adjacent to the North Wessex Downs Area of Outstanding Natural Beauty (AONB) which is located to the south-west on the other side of Sullham Hill Road, and there is potential for the development to have an impact on views out of / into the AONB and on its setting.

6.3.2 A statutory designation under the Countryside and Rights of Way Act 2000. Section 82 confirms the primary purpose of the AONB designation is conserving and enhancing the natural beauty of the area. The 2000 Act places a general duty on public bodies to have regard to the purpose of conserving and enhancing the natural beauty of the AONB in exercising or performing any functions in relation to, or so as to affect, land in the AONB. Specific to planning, the Framework states that great weight should be given to conserving landscape and scenic beauty in the AONB, which has the highest status of protection in relation to landscape and scenic beauty.

- 6.3.3 Core Strategy Policy CS19 states that in order to ensure that the diversity and local distinctiveness of the landscape character of the district (not just of the AONB) is conserved and enhanced, the natural, cultural and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to, amongst other matters, (a) the sensitivity of the area to change, and (b) ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.3.4 According to Policy CS19, proposals for development should be informed by and respond to: (a) the distinctive character areas and key characteristics identified in relevant landscape character assessments including Historic Landscape Characterisation for West Berkshire and Historic Environment Character Zoning for West Berkshire; and (b) features identified in various settlement character studies including Quality Design SPD, and community planning documents which have been adopted by the Council such as Parish Plans and Village Design Statements.
- 6.3.5 According to the Historic Landscape Characterisation for West Berkshire, the application site is located on paddocks. The character area is on the edge of the Sulham Gap (which itself extends all the way to Tidmarsh) this wider area was historically well-wooded and characterised by early enclosure fields and a dispersed settlement pattern. The majority of fields were irregularly shaped early enclosures.
- 6.3.6 There are a number of relevant landscape assessments covering the district, including the North Wessex Downs Area of Outstanding Natural Beauty Landscape Character Assessment, the Berkshire Landscape Character Assessment, and the Newbury District Landscape Assessment. These are referred to in the supporting text to Policy CS19 and therefore attract significant weight. LCA is particularly valuable when looking at landscape sensitivity, whether that be the inherent sensitivity of the landscape itself, or its sensitivity to a particular type of change.
- 6.3.7 In 2014 the Council produced a Landscape Capacity Assessment (LCA) for potential housing sites. This work included a high-level assessment of the application site (EUA031). It concluded that EUA031 is one of seven potential areas within the locality for housing on landscape and visual grounds and while it acknowledges the site does not avoid all landscape and visual impacts due to there location beyond a generally well contained settlement edge, where the exposure of the urban form is localised and rarely affects a wider area.
- 6.3.8 The LCA provided the following observations (1-6) on the site:

Relationship with adjacent settlement

- The site is framed by housing to the north-east and south-east
- Sits on the Tilehurst plateau with the land gently falling towards Clements Mead
- Existing housing visibly exposed to the site

Relationship with adjacent wider countryside

- The site is typical of paddocks on former pre-18th century irregular fields which are common along the Little Heath plateau
- No indivisibility with other paddocks or pre-18th century fields which extend along Little Heath Road

- Adjacent wooded escarpment forms setting to the site
- Separated from wider AONB landscape by woodland

Impact on key landscape characteristics

- Loss of typical paddock on former pre-18th century irregular fields

Impact on key visual characteristics

- Potential loss of views of wooded escarpment at this point

Impact on key settlement characteristics

- Would be in keeping with the pattern of development on the plateau
- On land falling down towards the urban area
- Opportunity to improve urban edge at this point

Summary of compliance with NPPF

- Development on this site could be accommodated subject to important measures to conserve and enhance the natural beauty and special qualities of the AONB.

6.3.9 The recommendations of the 2014 LCA have been incorporated into Policy HSA10 of the emerging HSA DPD, the recommendations state:

6.3.10 This site is recommended for further consideration as a potential housing site subject to the following to conserve and enhance the AONB:

- Set back from Sulham Hill to enable creation of woodland belt along this edge to soften urban edge of Tilehurst, to enhance rural character of Sulham Hill and Hall Place Farm, and to conserve and enhance the AONB
- Tree planting along the boundary with the recreation site
- Preferred access off Clements Mead in order to retain semi-rural character of Sulham Hill
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.

6.3.11 While there has been significant levels of objection from local residents, it is noted the North Wessex Downs AONB's Planning Advisor has also not objected to this application.

6.3.12 The proposed scheme density will be 26.3 dwellings per hectare and it is noted that a Landscape and Visual Impact Assessment has not been submitted at this outline stage, access, appearance, landscaping, layout, design and scale are all to be considered at the reserved matters stage where the LVIA will be required and assessed in relation to the proposal. Given the landscape work in relation to the HSA DPD, and noting the application is outline for principle only the proposed development is considered to comply with Core Strategy Policy CS19 and the emerging site-specific policy HSA10 in terms of its landscape and visual impact.

6.4 Quality design

6.4.1 The Government attaches great importance to the design of the built environment, and securing high quality design is one of the core planning principles of the Framework. The Framework advises that planning decisions should aim to ensure

that developments will function well and add to the overall quality of the area, optimise the potential of the site to accommodate development, respond to local character and history, create safe and accessible environments, and are visually attractive.

- 6.4.2 Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 1 of SPDQD provides design guidance including key urban design principles. Part 2 of SPDQD provides detailed design guidance on residential development. Part 3 of SPDQD provides a residential character framework for the prevailing residential developments in the district.
- 6.4.3 Policy CS4 notes that developments should make efficient use of land, with greater intensity of development at places with good public transport accessibility, it notes that in areas outside town centres, new residential development will predominantly consist of family sized housing which should achieve densities of between 30 and 50 dwellings per hectare.
- 6.4.4 The overriding character to the east and south is mix of dwelling types and sizes including single storey bungalows, chalet style properties with high pitched roofs, and more traditional two storey development the majority providing predominantly family housing.
- 6.4.5 The overall both of the illustrative layouts are considered to responds to the size and shape of the site, and to the connections with surrounding areas, in terms of people movement. The internal road layout and provision of footpaths create a permeable environment through which there is ease of movement. Accessibility is examined in Section 6.7 of this Report.
- 6.4.6 The quality of the overall internal site layout with the above principles appears to facilitate schemes which, with appropriate attention to detail, could ensure a high quality public realm.
- 6.4.7 The orientation of buildings in the illustrative layout is considered to maintain good levels of natural surveillance across the public areas.
- 6.4.8 The illustrative layouts appear such that a high degree of legibility could be ensured. The main routes through the site appear easy to identify, although it would be important at the reserved matters stage to ensure that the new pedestrian accesses into the site are clearly visible and legible from both within and without the development, although within Option A, the northern pedestrian access onto Clements Mead may be more appropriately located closer to the water feature. The size of the development does not lend itself to a highly varied street hierarchy, but any opportunities for ensuring a legible scheme should be taken into account during detailed design.
- 6.4.9 The proposed scheme density will be approximately 26.3 dwellings per hectare and the layout, scale and massing shown in the indicative documents is in places denser than buildings in the immediate surrounding area, furthermore, the mix of dwellings could, dependant on the layout, potentially be more visually dominated by

car parking, including on-street parking on the internal roads. However, this impact must be balanced against the need for ensuring the effective use of land through appropriate residential densities. Overall, it is considered that the potential harm is limited, and would be outweighed by the need to make efficient use of land.

- 6.4.10 According to Quality Design SPD, the Council considers it essential for the living conditions of future residents that suitable outdoor amenity space is provided in most new residential development. It is the quality of outdoor space that matters most, but the SPD provides minimum size guidelines. Given that the quality is of primary importance, this space should be an appropriate shape and be large enough to accommodate such features as a garden shed, washing lines and other domestic features, and should allow for opportunities for sitting outside in comfort and reasonable privacy and, in family dwellings, for children's play. This is a matter that would need to be assessed at reserved matters stage; however, there is no indication at this outline stage that good quality outdoor amenity space could be provided.
- 6.4.11 Cycle and refuse storage is expected with new development in accordance with Quality Design SPD, and the council's highways and waste officers have provided comments and conditions in relation to the illustrative layout provided however, these are issues to be examined at the reserved matters stage and there is no indication at the outline stage that these matters could not be adequately addressed.
- 6.4.12 Diversity of uses is not considered appropriate on a scheme of this size and in this location, however the inclusion of the on-site provision of public open space is a welcome additional element.
- 6.4.13 Major development of this size would be assessed against the Secured by Design initiative, developed by Thames Valley Police, at reserved matters stage. The ease of movement, structure, natural surveillance, and encouragement for a sense of ownership identified above would all be beneficial in terms of ensuring a safe and secure environment, although this would need to follow through into the detailed design.
- 6.4.14 Royal Berkshire Fire and Rescue Service have requested provision of fire hydrants or other suitable emergency water supplies, this would need to follow through into the detailed design at reserved matters stage.
- 6.4.15 Quality Design SPD seeks to ensure that developments on the edge of settlements ensure a soft transition to the open countryside beyond. This is particularly important due to the proximity of the site to the AONB. The design of this would be subject to careful scrutiny at reserved matters stage to ensure the soft transition is achieved.
- 6.4.16 Overall, having regard to the urban design principles and other design guidance in the SPD, it is considered that the proposed development would achieve a good standard of design.

6.5 Transport and highway impacts

- 6.5.1 The site has been considered by previously (in 2014) by highways officers as part of the identified sites for residential development within Tilehurst. At that time the view was taken by highways that providing only this site and the EUA008 (16/01223/OUTMAJ) were developed, and not the other two sites (east side of Sulham Hill) initially considered, then the carriageway would not require widening
- 6.5.2 The transport and highway impacts have been subject to consideration by the Local Highway Authority. The application is accompanied by a Transport Statement (TS) which has been assessed within the context of this outline application with all matters reserved (including access).

Principle

- 6.5.3 The site area has been identified as a shortlisted site for development, no. EUA031 and the principle of development at this site is considered acceptable.

Preferred option

- 6.5.4 While the 2 layout plans submitted by the applicant are illustrative only, Highways Officers have indicated a preference for access option 'B' – with the access on to Clements Mead. The Highways Officer has also provided initial comments on the illustrative layout which the applicant should consider if submitting a reserved matters or full application.

Parking

- 6.5.5 The emerging Residential Parking Standards set out in the HSA DPD should be given significant weight in the context of paragraph 216 of the NPPF (see paragraphs 6.1.16 to 6.1.18 of this report). The site is in EUA Zone of emerging Policy P1. It should be noted, garages do not count towards parking spaces, this issue requires consideration at the reserved matters stage, when dwelling mix and numbers will be confirmed, the agents have confirmed in the planning statement that the development is capable of complying with Policy P1.
- 6.5.6 Prior approval of cycle and motor cycle parking would also be assessed at reserved matters stage.

Conclusion

- 6.5.7 The proposed development of up to 39 dwellings and its associated trip generation, combined with the attributes of the proposed access and adjacent highway, do not attract a recommendation for refusal from Highways that could be robustly defended at appeal. Highway officers advise that they foresee no substantial reasons on highway grounds that could be used to consider a recommendation for refusal.
- 6.5.8 Having taken into account all other matters (including the illustrative detail on how the site could be developed), highway officers have recommended conditional permission.

6.6 Accessibility and inclusive design

- 6.6.1 Core Strategy Policy CS14, in seeking high quality and sustainable design, expects development proposals to ensure environments are accessible to all and give priority to pedestrian and cycle access, providing linkages and integration with surrounding uses and open spaces.
- 6.6.2 The site would appear to be reasonably located to local services and facilities. Local shops at The Triangle in Tilehurst can be reached on foot, which are some 1.3 kilometres distant from the site (approximately 16 minutes walk); although this is would be in excess of the preferred maximum walking distance of 800 metres to local centres (as outlined in the Institute of Highways and Transportation's "Guidelines for Providing for Journeys by Foot" document. The site is also in good proximity to local schools, which are within the preferred maximum acceptable walking distance to schools as established in the Institute of Highways "Guidelines for Providing for Journeys by Foot" document.
- 6.6.3 The site is also reasonably well-connected to local cycle networks. The network of relatively lightly-trafficked residential streets in the vicinity of the site connect into the wider cycle networks in the Tilehurst area, providing connections further afield, including into central Reading.
- 6.6.4 In terms of passenger transport accessibility, the south-west corner of the site lies close to the existing bus stops on Chapel Hill which are served by Reading Buses service 33, linking Central Reading, Tilehurst and Turnham's Farm, which provides a regular 20 minutes daytime service. Further buses are also available from the bus stops on Dark Lane which are a short walk from the site that are served by Reading Buses service 16, which provides a regular 15 minutes daytime service into Central Reading. In terms of rail services, the site within cycleable distance of Tilehurst Railway Station, which offers a good level of service to Reading, London Paddington and Oxford. This will enable households to access employment, education, and other essential services and facilities in central Reading. Whilst it is recognised that the size of the site would be too small for a residential travel plan sustainable travel information is requested, the requirement for this will be re assessed at the reserved matters stage.

6.7 Neighbouring amenity

- 6.7.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the Framework. Core Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire. SPDQD and SPG04/4 provide guidance on the impacts of development on neighbouring living conditions.
- 6.7.2 The impact on neighbouring amenity is an issue that would need to be examined at the reserved matters stage. However, at outline stage it is considered that neither of the illustrative layouts raise any significant concerns in this respect, particularly because of the separation distances and from indicative buildings and neighbouring properties and the intervening landscaping along the boundaries of the site.
- 6.7.3 Given the existing residential context to the east and south the proposed development is not considered to have a detrimental impact upon the residential neighbours' amenity of existing neighbouring properties nor the Cornwell Centre in

terms of noise and disturbance sufficient to warrant refusal. The environmental health officer has recommended conditions for the construction works.

- 6.7.4 The boundary treatments, including along the site boundary and landscaping are considerations for subsequent reserved matters applications on landscaping. Boundary treatments which are in keeping with the character of the area, and safeguard neighbouring amenity, will be sought at that stage.

6.8 Affordable housing

- 6.8.1 Core Strategy Policy CS6 states that in order to address the need for affordable housing in West Berkshire a proportion of affordable homes will be sought from residential development. The Council's priority and starting expectation will be for affordable housing to be provided on site in line with Government policy.
- 6.8.2 Housing officers are satisfied that the proposed development includes policy compliant proposals for affordable housing, subject to the detail of the legal agreement. The provision of affordable housing would be secured by a planning obligation.

6.9 Sustainable construction

- 6.9.1 Core Strategy Policy CS15 (Sustainable construction and energy efficiency) requires new residential development to meet a minimum standard of construction of Level 4 in the Code for Sustainable Homes.
- 6.9.2 Amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015 removed the relevant sustainable construction and energy efficiency parts of the Planning and Energy Act 2008.
- 6.9.3 These changes in Government policy have meant that the Council are no longer seeking compliance through the planning system. The energy performance part of the Code for Sustainable Homes will still apply in West Berkshire for all developments granted planning permission. Compliance with some elements of the Code for Sustainable Homes will be dealt with through Building Regulations.

6.10 Flood risk

- 6.10.1 The Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 strictly applies a sequential approach across the district. The application site is located in the Environment Agency's Flood Zone 1, which has the lowest probability of fluvial flooding. It is therefore suitable for residential development in terms of flood risk. At the time of writing this report no response has been received from the Environment Agency, any comments received will be reported in the update.

6.11 Sustainable drainage

- 6.11.1 Core Strategy Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS). The Planning Practice Guidance is more specific; it

advises that whether a sustainable drainage system should be considered will depend on the proposed development and its location, for example whether there are concerns about flooding. Sustainable drainage systems may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development, sustainable drainage systems should be provided unless demonstrated to be inappropriate.

6.11.2 The decision on whether a sustainable drainage system would be inappropriate in relation to a particular development proposal is a matter of judgement for the local planning authority. In making this judgement the local planning authority will seek advice from the relevant flood risk management bodies, principally the lead local flood authority, including on what sort of sustainable drainage system they would consider being reasonably practicable. The judgement of what is reasonably practicable should be by reference to the technical standards published by DEFRA and take into account design and construction costs.

6.11.3 As a major development, sustainable drainage systems are considered necessary. Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- (a) into the ground (infiltration);
- (b) to a surface water body;
- (c) to a surface water sewer, highway drain, or another drainage system;
- (d) to a combined sewer.

6.11.4 The Authority's preference for dealing with surface water run-off from the adoptable highway will be by way of roadside swales, as opposed to permeable block paving or a conventional surface water drainage system linked to soakaways. As layout and landscaping are to be considered at reserved matters stage this issue will be looked at in detail at the reserved matters stage. The Lead Local Flood Authority, has raised concerns with regard to the indicative layouts, which the applicant should note when considering any reserved matters application.

6.12 Water / Sewerage infrastructure capacity

6.12.1 Thames Water is the statutory sewerage undertaker responsible for maintaining the water and waste water infrastructure in the local area. Thames Water has not raised any objections to the proposed development.

6.12.2 Overall, there is considered to be no substantive reason to object to the proposed development on water or sewerage infrastructure grounds. Subject to determining the magnitude of any new additional capacity, the development complies with Core Strategy Policy CS5 and HSA DPD Policy GS1 in this respect.

6.13 Contaminated land

6.13.1 The Geo-environmental report has been assessed by the Councils Environmental Health Officers and while it is considered the risk from contamination is low, as the end user of the site is changing to a more sensitive one, an unsuspecting contaminated land condition to deal with any unknown contamination which may be found during development of the site is recommended.

6.14 Ecological impacts and biodiversity enhancements

6.14.1 Core Strategy Policy CS17 states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. An extended phase 1 habitat survey and the report which has been assessed. The Council's ecologist had no objection to the application site subject to planning conditions. Natural England and Berks, Bucks & Oxon Wildlife Trust (BBOWT) have not raised any objections, and a condition has been recommended to ensure the protection of local Ecology. It is considered that the proposed development would comply with Policy CS17.

6.15 Tree protection

6.15.1 The application has been supported by an arboricultural impact assessment by TEP and is in accordance with BS5837:2012. The Council's tree officer has undertaken a site visit with these documents.

6.15.2 The tree report has identified the trees on and adjacent to the site, which might be affected by the proposed development, a total of 4 individual trees, 2 groups and 1 hedgerow, have been identified in the tree survey. It appears all the trees are to be retained as part of the redevelopment of the site, and while in illustrative schemes B there could be minor encroachment into the root protection area of T1 for the access this has been covered in the tree report.

6.15.3 The site will require a significant level of new landscaping, to help soften the new development on the surrounding area, the area is currently an open field, and a good mix of boundary hedges and tree planting, which is very much in keeping with the surrounding area should be considered, to help reduce the visual impact.

6.15.4 The tree officer has recommended suitable landscaping conditions, however as landscaping is to be considered at reserved matters stage the conditions suggested by the tree officer are not considered necessary for this outline application; however the applicant should note all consultation response landscaping when considering any reserved matters application.

6.16 Green infrastructure

6.16.1 Core Strategy Policy CS18 seeks to protect and enhance green infrastructure (GI) within the district. New development must make provision for high quality and multifunctional open spaces of an appropriate size and also provide links to the existing green infrastructure network. For the purposes of this policy, the definition of GI includes parks, natural and semi-natural green spaces, green corridors, amenity green space, and cemeteries.

6.16.2 Local Plan Policies RL.1 and RL.2 seek public open space provision on site. The indicative layouts indicate public amenity space. Layout and landscaping is to be considered at reserved matters stage and the proposal is capable of complying with these policies. Management arrangements would need to be secured by way of a Section 106 agreement.

6.17 Conservation of the historic environment

- 6.17.1 Core Strategy Policy CS19 states in order to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced, the natural, cultural and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to, amongst other matters, (c) the conservation and, where appropriate, enhancement of heritage assets and their settings (including conservation areas, listed buildings, and other heritage assets recorded in the Historic Environment Record), and (d) accessibility to and participation in the historic environment by the local community.
- 6.17.2 According to Policy CS19, proposals for development should be informed by and respond to: (a) the distinctive character areas and key characteristics identified in relevant landscape character assessments including Historic Landscape Characterisation for West Berkshire and Historic Environment Character Zoning for West Berkshire; (b) features identified in various settlement character studies including Quality Design SPD, conservation area appraisals, and community planning documents which have been adopted by the Council such as Parish Plans and Village Design Statements; and (c) the nature of and the potential for heritage assets identified through the Historic Environment Record for West Berkshire and the extent of their significance.
- 6.17.3 Tilehurst does not contain a designated conservation area and while the application site is close to a Grade II Listed farmhouse of late 16th century origins, (100m west) this is visually separated by the stables buildings at Hall Place Riding School and there is not considered to be any direct impact or impact on the setting of any designated heritage assets.
- 6.17.4 The site has been assessed by the Councils archaeologist, who confirms there is not any requirement for an archaeological assessment or programme of investigation and recording in relation to the current proposal.

6.18 Mineral sterilisation

- 6.18.1 The application site is partially within a Mineral Safeguarding Area. The Replacement Minerals Local Plan for Berkshire (incorporating the alterations adopted in December 1997 and May 2001) identifies the fact that mineral resources, such as those potentially at the development site, are a valuable, but finite, resource and as such the Replacement Minerals Local Plan (RMLP) for Berkshire includes saved policies 1, 2 and 2a that relate to mineral safeguarding. These policies are therefore relevant to the proposed development, together with paragraphs 142, 143, 144 and 146 of the National Planning Policy Framework which seek to safeguard mineral resources to prevent their wasteful use and unnecessary sterilisation.
- 6.18.2 In order to ensure that national policy and Policy 2A of the RMLP is taken into consideration the prior extraction or incidental recovery of mineral resources during the construction phase of this development is strongly encouraged.
- 6.18.3 Prior extraction is a concept in which shallow deposits of viable mineral resources are recovered for use both on site during the construction process and, if possible, off site within aggregate markets. Prior extraction should be considered an integral part of the development itself and is not to be confused with large scale quarrying.

6.18.4 If permitted, excavations will take place across the site as part of the consented development, and these excavations have the potential to yield aggregate minerals that could be used on site as part of the development, or off site.

6.18.5 Having reviewed the geological maps for the application site it is apparent that parts of the site are underlain by construction aggregate mineral deposits. No evidence has been submitted that this matter has been addressed. Given the specifics of the proposals, additional details on the underlying geology of the site, through intrusive survey results, to determine the presence of a mineral deposit and also confirm the extent, quality and quantity of the mineral deposit. The applicant has also suggested that it would not be economic to extract any underlying minerals, however in the absence of any information on the extent of quality of the mineral resource (if it even exists) such conclusions cannot be drawn.

6.18.6 Therefore Policy 2 and Policy2A of the Replacement Minerals Local Plan remains' relevant to this proposal and, at this stage, the applicant has not demonstrated that the specifics of this development are such that the prior extraction of minerals should not take place. A condition is therefore recommended to requiring the submission of additional information.

6.19 Construction impacts

6.19.1 It is acknowledged that construction works can result in temporary disturbance to a local area. However, given the nature and scale of this particular proposed development, and having regard to the consultation responses from highways and environmental health officers, there are no significant concerns with potential construction impacts that cannot be made acceptable by conditions on any planning permission.

6.20 Planning obligation

6.20.1 Core Strategy Policy CS5 seeks to ensure the timely delivery of infrastructure made necessary by development, Policy CS6 seeks to secure affordable housing. The Council's adopted Planning Obligations SPD outlines the Council's approach to securing planning obligations for such matters.

6.20.2 Following the adoption of the West Berkshire Community Infrastructure Levy (CIL) on 1st April 2015, the proposed development is CIL liable. As an outline application full CIL liability would be determined prior to the approval of the last reserved matter. The CIL payment will fund most infrastructure mitigation in accordance with the SPD and the Council's Regulation 123 list.

6.20.3 A planning obligation is, however, required to secure:

- Affordable housing
- Open space management

6.20.4 The recommendation is therefore subject to completion of a S106 Legal Agreement to secure these heads of terms, in order to ensure the development complies with the aforementioned policies.

7. CONCLUSION

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 The proposed development is in line with the emerging Housing Site Allocations DPD (HSA DPD). Whilst the HSA DPD has yet to be adopted, the Planning Practice Guidance is clear that a prematurity argument cannot be sustained at the late stage of preparation. In light of the emerging HSA DPD, the development of the site as proposed is in accordance with the housing supply policies of the Development Plan.
- 7.3 The proposed development has raised a number of issues, which are assessed in this report. Following detailed assessment, it is concluded that there are no material considerations that indicate planning permission should be refused. There are a number of technical and enabling works that are necessary to make the development acceptable, but these can be adequately secured by condition.
- 7.4 The development would bring social benefits in terms of provide housing required to meet the needs of present and future generations, including affordable housing. The illustrative information demonstrates the development is capable of creating a high quality built environment.
- 7.5 The development would bring economic benefits in terms of making land available for development at the right time (in line with the Council's projected housing supply). Future residents would make a contribution to the local economy, and the development would provide employment in construction for a short period.
- 7.6 The development will have an impact on the landscape, but to a level which is consistent with the sensitivity of the site. Ecological mitigation would ensure the development does not harm local biodiversity, and the development would bring a number of environmental benefits through green infrastructure and open space provision. Overall, the development would be neutral in terms of its environmental impact.
- 7.7 The proposal therefore amounts to sustainable development, as defined by the NPPF.
- 7.8 Having taken into account the Development Plan and all material consideration, it is recommended that that the Head of Planning and Countryside be given delegated authority to grant conditional planning permission for the proposed development. The full recommendation is set out in Section 8.

8. FULL RECOMMENDATION

To delegate to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the following conditions (section 8.1) and the completion of a S106 Legal Agreement.

8.1 Schedule of conditions

1. Reserved matters

Details of the access, appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

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).

2. Approval of reserved matters

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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).

3. Reserved matters time limit

The development to which this permission relates shall be begun before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the approved matters to be approved, whichever is the later.

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).

4. Standard approved plans

The development hereby permitted shall be carried out in accordance with the approved drawing numbers 26004-RG-M19 and 26004-RG-M-04A received 14 April 2016, but only in respect of those matters of means of access and in accordance with any plans and conditions attached to subsequent approved reserved matters applications.

Reason: For the avoidance of doubt and in the interest of proper planning.

5. Hours of work (construction)

No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

6. Layout and Design Standards (YHA1)

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. The road and footpath design should be to a standard that is adoptable as public highway. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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).

7. Cycle improvement measures

No development shall take place until details of cycle infrastructure improvements on Little Heath Road, between Sulham Hill and Little Heath School, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until these improvements have been provided in accordance with the approved scheme and if appropriate any statutory undertaker's equipment or street furniture has been re-sited to provide an unobstructed footway/cycleway.

Reason: 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 (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

8. Construction method statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) Lorry routing and potential numbers,
- (i) Types of piling rig and earth moving machinery to be implemented and measures proposed to mitigate the impact of construction operations.
- (j) Any temporary lighting that will be used during the construction phase of the development,
- (k) Measures to control dust and procedures in place for liaison with the public, including a hotline number to report incidents if problems arise.

The plan shall be implemented in full and retained in operation until the development has been completed. Any deviation from the Construction Method Statement shall be first agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety and to ensure potential disruption is minimised as much as possible during construction. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

9. Lighting strategy

No development shall take place until a detailed Lighting Strategy has been submitted to and approved in writing by the Local Planning Authority. The Lighting Strategy shall ensure that dark corridors for bats are retained. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure the protection of protected species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy (2006-2026).

10. Minerals Extraction

No development shall commence until a statement of mineral exploration and associated development management plan has been submitted to and approved in writing by the Local Planning Authority. This statement shall include:

- i. A method for investigating the extent and viability of the potential construction aggregate mineral resource beneath the application site.
- ii. A methodology that ensures that construction aggregates that can be viably recovered during development operations are recovered and put to beneficial use, such use to be agreed with the Local Planning Authority.
- iii. A method to record the quantity of recovered mineral (for use on and off site) and the reporting of this quantity to the Local Planning Authority.

Reason: The approval of this information is required at this stage because insufficient information has been submitted with the application. To ensure compliance with Policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire as the application does not provide sufficient information in respect of the potential mineral resources located beneath the application site.

11. Unexpected contamination

During development, if contamination is found at the site, which has not previously been identified, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation scheme for this unexpected contamination has been submitted to and approved in writing by the

Local Planning Authority. The remediation scheme shall thereafter be implemented in accordance with the approved details. If no unexpected contamination is encountered during the development, written notice confirming this fact shall be submitted to the Local Planning Authority upon completion of the development

Reason: To ensure that any unexpected contamination encountered during the development is suitably 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, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Informatives

1. Access construction

The Highways Manager, West Berkshire District Council, Highways & Transport, 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

2. Damage to footways, cycleways and verges

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.

3. Damage to the carriageway

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

4. Service margin

Any planting, other than grass, in areas to be adopted by the Highway Authority, may be considered to be an obstruction of the highway and action could be taken to remove it.

5. Excavation in close proximity to the highway

In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority.

6. Incidental works affecting the highway

Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Highways & Transport, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519169, before any development is commenced.

7. Developer Coordination Requirements

"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.

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.

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."

8. Construction / Demolition Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

9. Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

10. Legal Agreements

This Decision Notice must be read in conjunction with the terms of a Legal Agreement of the [DATE]. You are advised to ensure that you have all the necessary documents before development starts on site.

OR

- 8.2 If the legal agreement is not completed by the 3rd November 2016, to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION**, or to extend the periods for completion if it is considered expedient to do so.

The development fails to provide an appropriate scheme of works or off-site mitigation measures to accommodate the impact of the development on local infrastructure (affordable housing), or provide an appropriate mitigation measure such as a planning obligation. As such, the development fails to comply with the National Planning Policy Framework, the Planning Practice Guidance and Policy CS6 of the West Berkshire Core Strategy (2006-2026).