

Item No.	Application No. and Parish	13 Week Date	Proposal, Location and Applicant
(2)	16/01223/OUTMAJ Tilehurst	5 August 2016	Outline application for up to 66 residential units with access from Long Lane. Matters to be considered: Access. Land Adjacent To Stonehams Farm, Dark Lane, 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=16/01223/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:

Purley On Thames

Tim Metcalfe
Rick Jones

Birch Copse

Emma Webster
Tony Linden
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 Advertised in Reading Chronicle on 19th May 2016. The site notice expired on 9th June 2016 and the neighbour notification letters expired on 1st June 2016.
- 2.2 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• Flooding would be exacerbated• Number is greater than the HAS DPD• 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 and play equipment? What are the health and safety risks?• The site exit is onto a narrow road with no adjacent footpath.
Tidmarsh and Sulham Parish Council:	Objection – <p>The current application is for an increase on the number in the DPD, which, if approved, would exacerbate a major cause of the PC's objection i.e. traffic volume and its impact on the already over-crowded Sulham Hill and Mill Lane, used as access routes to the M4. The PC does query whether in view of the road improvements to the east of J12, associated with the Ikea development, the re-opening of Pincents Lane as an access route from Tilehurst should be reappraised as a condition of this application's approval.</p>
Planning Policy:	Development of the site for 66 dwellings is in accordance with policy HSA10 of the Housing Site Allocations DPD, which allocates the site for approximately 60 dwellings. At reserved matters the proposed development of the site will need to accord with policy HSA10, GS1 and P1, as well

			as the other relevant policies of the Core Strategy.
Highways:			No objections - conditional permission
Minerals and Waste:			This application and, (as this is an outline application) potentially future applications for reserved matters, needs to demonstrate via a mineral resource assessment that the proposals will not unnecessarily sterilise mineral resources as part of the application process. Should there be viable construction aggregates, the applicant may also wish to consider the potential for part extraction of these deposits to yield potential raw building materials should the proposals be considered acceptable.
Housing:			No objections – The developers are proposing 66 dwellings on site. As this is greenfield land, 40% of all dwellings on site are required for affordable housing provision, which equates to 26 units (rounded down). The Design and Access Statement indicates an intention to deliver in line with this policy, although it then goes on to illustrate a 61-unit development that contributes only 24 units of affordable housing. 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.
Waste Management:			No objections - conditional permission
Environmental Health:			No objections - conditional permission
Archaeology:			No objections - conditional permission
Ecology:			No objections - conditional permission
Tree Officer:			No objections - conditional permission
North AONB:	Wessex Downs		Objection - The views and vistas towards the ridge and woodland are framed by this site and adjacent HAD DPD site. The whole of the site is currently open countryside under arable farming, in keeping with the surrounding countryside and contributes to the character of the AONB. There are important outward views towards the skyline which forms part of the special qualities of the AONB, which would be lost if any part of the site were to be developed. Development would not conserve or enhance the natural beauty of the AONB.

Number of dwellings are greater than the HAS DPD and forces the development to encroach into the landscape buffer which is inappropriate as the properties in particular the roofscape would be more visually prominent when viewed from the public right of way to the north west of the site.

The locality is characterised by loose knit development with properties occupying medium to large plots, unlike those squashed into the indicative plan.

Green infrastructure and landscaping is poor throughout the site, as it is pushed to the edges rather than integrated with the development. The positioning of a footway along the northern boundary running parallel with the PROW achieves nothing and is poorly located, providing no benefit. A route should run from Long Lane, southern corner to the north of the site, this could be incorporated within a green street; views between buildings towards the open countryside should be available as it is a positive attribute of the site and the experience shared by those using Long Lane.

The play space should not incorporate any formal play equipment as this further urbanises the character of this rural lane.

The landscape buffer should not be wholly woodland, this suggests harm is caused. It is possible to achieve the aims of the landscape buffer whilst softening the development against the AONB. Grouping and staggering the trees within the current pasture land. A denser and larger group of trees could be positioned to the north western corner to restrict views of the site from the PROW when it enters into the open countryside. This mixed approach would ensure an intimate character within the development whilst conserving a visual link with the open countryside which is currently present from Long Lane.

It is a little disappointing that only an Landscape Visual Appraisal (LVA) has been submitted when the policy for the DPD which although of limited weight has been presents for a period of time and requires a full Landscape and Visual Impact Assessment (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. The landscape sensitivity study for the DPD recognised the sensitivity of the site in particular the upper contours, whereby development was to be restricted and a large landscape buffer incorporated to soften the development against its encroachment into open countryside.

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.

Overall, we are not satisfied with the Drainage Option 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.

Thames Water:	No objections - Conditional permission
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust:	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.

Public Rights of Way:	Objection – Of major concern is the additional traffic to be generated by the development. The Sulham Valley Recreational route follows the western section of Long Lane and also crosses the main Tilehurst-Sulham Road (see the route marked in black on the attached map). This section of Long Lane immediately adjacent to Vicarage Wood has no pavements, is already heavily trafficked and in places there is only space for one vehicle to pass along, meaning vehicles regularly pull into the side of the road to let other vehicles pass. Any pedestrians walking along this section of road are
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put in potential danger and a percentage of the proposed additional 345 traffic movements per day which are estimated to be the result of the development, will only cause further hazard. I therefore object to the application on the grounds of the road safety of pedestrians using the Sulham Recreational Route due to the additional traffic which would be created by the development.

Environment Agency:	No response to date
Ramblers Association:	No response to date
Spokes:	No response to date
Access officer:	No response to date
Thames Valley Police:	No response to date
Tilehurst Neighbourhood Development Plan Steering Group:	No response to date

3.2 Representations

Total: 243 Support: 0 Object: 243

Summary of objections

Highways

- Already a lot of **traffic and congestion** and there will be more. Road issues in area, traffic volume and road infrastructure. Worse at school times. Will mean longer travel times. Traffic increase from recent developments. Impact of transport issues. Driving and parking will become impossible.
- Heavily built up already.
- Environmental impact of more cars - increase in **noise and pollution**
- More cars - **dangerous**. Will cause RTAs.
- Denefield School - affects traffic now, will be worse. Roads overcrowded due to schools in Dark Lane.
- **Pedestrian safety**.
- Unknown impact of **Ikea** and additional traffic. Already creating more traffic as are works at Junction 12 - rat run - high speed - will cause accident Dark Lane/Sulham Hill. Can't know impact until open and until other planning applications in the area including Clements Mead are decided.
- **Access**
 - Visibility - Home Croft/Clements Mead.
 - From Sulham Hill - rejected during DPD process. Busy and narrow road - dangerous. Speed of oncoming traffic.
 - [Near Cornwell Centre - difficult/dangerous for children crossing.]
 - Concerns about Motor bikes accessing Sulham fields and woods.
 - Access should be elsewhere.
 - Entrance by stables - not clear. If on Sulham hill - dangerous - speed of oncoming traffic If near Cornwell Centre - difficult or dangerous for children crossing.
 - Long Lane - narrow - no provision for pavement visibility restricted due to bend in road.
 - Limited access to site.

- **Footpaths**
 - Hedge coverage on the Northern border beside PRow exaggerated on proposed plans, the PRow is wrongly designated a Public Footpath.
- Damage to roads from construction.
- Are there any changes to excising public footpath? Don't want changes or for builders to use. Want guarantee
- **Public transport**- poor - Location of poor public transport provision
 - More car journeys
 - More greenhouse gases
 - More congestion
- Need traffic calming on Long Lane and Knowsley Road.
- **Existing roads:**
 - Sulham Hill - busy, dangerous, narrow.
 - Long Lane already dangerous, narrow Sulham Hill End. No path.
 - Speeding already. Minimal speed restriction/prevention methods.
 - Narrow roads - dangerous, would be worse, cause accidents. Long Lane, Sulham Hill, Sulham village. Impact of transport issues including adverse impact on these narrow roads.
 - Area of Stonehams Farm - restricted road, dangerous for pedestrians.
 - Long Lane **narrow and dangerous** at Sulham Hill end - no path.
 - Cars queue onto width restrictions on Long Lane.
 - **Narrow and winding.** Adverse impact.
 - Difficult when **icy** conditions - more traffic, more chance of accidents.
 - Solutions isn't widening Dark Lane end of Long Lane - would destroy larger area of Sulham woods and area.
 - Sulham Lane will be a deathtrap.
 - **Inadequate, poorly maintained, in bad condition** (will money be spent to keep them road worthy), people rat run. No speed restriction. Country lanes not safe for more traffic.
- **Traffic survey** - during school holidays - not true reflection of traffic on Long Lane.
- **Congestion** - More cars come out of the 59 houses in Vicarage Wood Way in peak times than are suggested by the developers for the 66 houses on this application. Doesn't take into account the additional 15 houses proposed for Stonehams Farm, or 39 houses proposed at Clements Mead. The cumulative impact of these three developments on the narrow roads of Sulham Lane and Long Lane will be extensive particularly around peak times when the roads already get very congested. Therefore to suggest that "the proposed development will have a negligible impact on the highway network" is a complete falsehood.
- Concern about construction traffic using access route.
- Local traffic surveys by local residents - traffic "re-routing" through Sulham and Tldmarsh - narrow country road.

Flooding

- Concerns over flooding, surface water flooding, SuDs and localised flooding. Fields get waterlogged. Water from fields makes driving dangerous in winter - icy.
- Some measures taken to resolve flooding in Long Lane, not totally effective, still a risk.

Amenity

- **Loss** of recreation area, open fields recreational and leisure facilities, green space, open space. AONB, amenity space. Area of extreme natural beauty.

- Impact on Cornwell Centre and recreation ground - considered currently safe and secure. Child safe guarding issues of play area being overlooked. Loss of tranquil local space. Possible conflict between new neighbours over noise, hours of access. More pressure on resources.
- **Hall Place Farm** (riding stables?) - field - grazing (no alternative and none in application) and amenity space for visitors (not stated in application). Viability.
 - Hall Place Equestrian Centre - viability threatened. 20 jobs at risk. 2 employees live there.
- Riding Stables - will hasten closure and sale
- Open space. Views across downs. Detrimental to open environment. Loss of open spaces, one of few left. Spoil natural beauty of area.
- The sites bring people together in green spaces. Loss of amenity space. Local, means no need to drive to local park which would add to traffic, air and noise pollution.
- Think Little Heath Equestrian Centre use part of the land - will curtail their business in addition to threat of planned 39 houses on land a Clements Mead. Valuable local business - Riding for the disabled - will have to move or close.
- Walking space.
- One of few areas of recreational land left in Tilehurst. Economic opportunity by Darcliffe before WBV arrive at a final decision on matters still under consideration.
- it will destroy a fabulous existing area of outstanding beauty

Infrastructure

- **Services and local facilities**, no supporting infrastructure. Intolerable extra burden on infrastructure. No new facilities being built.
- **Local amenities, schools, doctors surgeries, dentists (none of these planned), libraries, sports and leisure facilities, public transport.** Insufficient now. Impact on education, standards drop as school size increases. Are RBC expected to deal with this? Lack of coordinated planning for local amenities and infrastructure. Will they be put in first? Long waiting times already difficult to accommodate already - won't help people who are already living there.
- Only Tesco Express and Cotswold Sports Centre in reasonable walking distance. No shops near without a car.
- **Poor access** to shops, facilities, leisure facilities and NHS services. Distance to train station, lack of cycle paths. Too far if have mobility issues. Will mean more private car journeys, more greenhouse gases and pollution.
- New infrastructure and investment by WBC hasn't kept up. CIL/S106 won't be enough. This development is not sustainable - seven new housing developments in last 14 years along Long Lane without any comparable infrastructure by WBC.
- Distance for **refuse disposal**. Padworth recycling plant inadequate. More vandalism and fly tipping.
- Need investment in infrastructure before development.
- SNW estate was supposed to have a school, shop, doctors, still waiting.
- Drinking and washing water. **Water supply** struggles. Current supply won't support a development this size.
- Unsustainable/Non sustainable - lack of supporting infrastructure, employment, distances to shops, train station etc. Over reliance on car journeys.
- WBC appear to have ignored RBC over number of houses that they feel they can support, can support with planned infrastructure.

- Rely on services from RBC - being taken away (Smallmead Recycling) service provision from WBC terrible. Need provision of essential local services.
- If development needs to take place when will additional services be created in this area of West Berkshire and not housing.
- Local facilities/services - having to rely on RBC.
- Plan for 43 new houses opposite Halls Place make issues raised worse. Intend to build on other sites around Tilehurst - issues worse - compound effect.
- More houses than originally considered by WBC
- Difficult to see, given the information in the current Infrastructure Delivery Plan, where the finance for the required infrastructure investment to support the needs of the existing community and any future, sustainable, development in Tilehurst Parish will come from.

Location

- Density - Already heavily developed, more suitable alternative required for more housing.
- Impact on countryside - Expansion of urban edge - noise, visual intrusion, damage, less attractive. Should protect. Impact on health, wellbeing and quality of life. Currently tranquil. Sustainability - SA should be reviewed. Beautiful area would be destroyed.
- Will breach settlement boundary - urban edge/urban sprawl - climate change.
- Concern over location of kids play area - noise, litter, proximity to road, fear of attracting gangs, outsiders, yobs. Impact on local policing team.#
- Sink holes.
- Topography - 2-3 storey homes or more would be prominent and intrusive.
- Brownfield sites ignored. More suitable brownfield sites. Should use brownfield before Greenfield. WBC haven't investigated despite obligation to do so. Brownfield sites available that aren't statutorily protected.
 - Providing houses on Greenfield sites at urban fringe won't contribute sustainably to existing community, additional burden on existing services and infrastructure - already under pressure.
- Should not build housing on site, not on fields. One of last patches of land around. Keep green space green. Enough on green spaces with little effort to improve local infrastructure and sustainability.
- WBC should protect tax payers, current school children and environment and suggest alternative sites. If no amenities attract developers to alternative sites then prudent to start planning for them.
- Need to investigate other sites so it doesn't have such a big impact on local residents.

AONB

- Concern over wildlife, visual impact and visual detriment. Detrimental impact. Will be destroyed, spoilt.
- Detrimental effect on views and character of AONB, loss of views, feeling of openness and space from within AONB. Tranquil. Reduce opportunity to enjoy AONB. Value to local residents discounted.
- Shouldn't develop AONB. Council should block development in AONB. Rural aspect of urban edge.
- Field contributes to setting of AONB and the rural aspect of the urban edge. It is an intrinsic part of the landscape character of the area and any development would

have a detrimental impact on the character of AONB. Connected to and part of AONB. Tranquil.

- The AONB designation should be given appropriate weight in the selection of sites
- Unlawful to build on. Detrimental to aesthetics, and enjoyment, of local area. Fantastic local natural resource
- Might open floodgates when AONB considered for development in the future. Immoral. Would impact on beautiful natural environment.
- Relief from the overwhelming development being forced on area, the development will impinge on the few open spaces left.
- The fields contribute to setting of AONB and the rural aspect of urban edge. Part of the landscape character. Detrimental impact on character of AONB.
- Should have appropriate weight in selection of sites.

Design

- Density and character. Out of character. Overpowering. Little green space left. Too many homes on small area of land. Higher density and out of keeping with existing. At maximum level of residency, over development in area, overcrowded.
- Too large, out of keeping, too many, too high density for the area.
- Density, height and style out of keeping.
- Two applications by Darcliffe Homes - something like another 100 dwellings - burden on school, health and traffic services.

DPD

- Application is premature - before outcome of public enquiry for DPD. People had objected to this site.
 - Inappropriate to accept application. Ensures consultation/objection period ends before decision of Public Enquiry.
- DPD - 60 houses. 44 in draft. 66 on application. Numbers going up at each stage. More houses than proposed in DPD.
- EUA008 and EUA031 - from 73 dwellings in draft DPD to 105 (44% increase). 95 dwellings at final DPD stage to 105 (11% increase). If continues need to review submitted figures for impact on local infrastructure and sustainability.
 - Numbers increasing gradually at each stage. Scope creep by stealth. For sites EUA008 and EUA031 this overall number appears to have crept up from the original 75 planned dwellings to 105 – representing an increase of some 44% - whilst the increase from the final DPD submission shows an increase from 95 to 105, an 11% increase. Should this scope creep continue as such for subsequent (modified or amended) applications, then surely it will become necessary to review the impact of such planned development on the local infrastructure and sustainability.
- Still waiting for decision on DPD but council has allowed outline planning permission for EUA008 and EUA031 to be formally submitted, thus ensuring that the consultation and objections period closes before any decision by a Public Enquiry.

Habitats and wildlife

- Concern over impact on wildlife - driven away, at risk/killed on roads and wildlife sites. Destruction of habitats.
- Disturbance, trampling, litter, fly-tipping and damage - problem now, will be worse.

- Need to conserve green areas - don't want to live in a concrete jungle with no birds or wildlife due to habitat destruction. Wildlife needs to land and hedges around the sites. Loss of ancient hedgerow - negative impact on birds and wildlife.
- Have small amount of precious wildlife that needs protecting.
- Looking at individual sites - underplays significance of loss of ecological resources.
- Wildlife being squeezed out. If Stonehams Farm developed, will be a great brick conurbation through to Junction 12 and Pangbourne, creatures will be gone.
- Damage to wildlife and environment. Will decimate local woodland.

Other

- Building **noise** including lorries. Delivery times
- **Light pollution**, sky glow and glare. Night sky visibility.
 - Ecological impact.
- **Consultation** - none with local residents or local Neighbourhood Plan group. WBC haven't consulted Neighbourhood Plan team. Steering group for Tilehurst Neighbourhood Plan should have been consulted. Further development should wait until plan has been adopted. None with Neighbour Plan Group.
 - Tilehurst Neighbourhood Plan Steering Group - responsibility to allow local community some say in future development within designated area. Will look at all options. Feel it's obligatory that the group is allowed sufficient time to progress the Plan to a viable status on the basis of it being an 'emerging Neighbourhood Plan' as defined by the Communities Secretary (DCLG- Department of Communities and Local Government).
- **Community** spirit loss in Clements Mean and area, lifestyle affected. Destruction of village atmosphere - can't cope.
- Effect on quality of life
- Would be better for the Community for more social and affordable housing on sites nearer the facilities that meet the needs of aspirational young people and disadvantaged members of society. Fear it will be luxury housing for big profits for developer but not much else for local people.
- Don't want Tilehurst to be any more of a concrete jungle.
- Live in area for peace and quiet.
- Maybe time to look at redefining boundaries of Councils.
- Outcome of other planning apps - sensible and more honest for Tilehurst area to allow public opinion know which site are being allowed to be developed.
- Newbury, Tadley, Thatcham - more land than Tilehurst, why no large scale planning apps for Newbury and surround going through.
- Environmental, economic and social impacts.
- Insufficient time from notification to comment on application.

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
- HSA10: Stonehams Farm, Long Lane, Tilehurst (site reference EUA008)
- 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 external other documents and local policy documents adopted by the Council are material considerations relevant to the development:

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

5. DESCRIPTION OF DEVELOPMENT

5.1 This application seeks outline permission for the erection of up to 66 dwellings together with means of access across from Long Lane. Matter to be considered in detail at this stage: Access.

Access – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

- 5.2 A landscape strategy layout plan, and sketch perspectives (in the Design & Access statement) have also been included, however as an outline application these are **illustrative only**. Appearance, Landscaping, Layout and Scale are all to be considered at the reserved matters stage.
- 5.3 The 3.2 hectare application site comprises an agricultural field and no 210 Long Lane (a detached dwelling) on the western edge of Tilehurst. The site is located outside the current settlement boundary, in open countryside within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- 5.4 To the north and south-east the application site adjoins dwellings which form the settlement boundary of Tilehurst. The site borders open countryside to the north-west and the agricultural buildings at Stonehams Farm to the south-west. Ordnance Survey data shows site levels ranging between 93.5m and 89.1m AOD. Generally, site levels fall in a southerly direction with a high point in the northern most corner. The lowest areas of the site lie in the south-east corner close to the roundabout junction of Long Lane and Dark Lane, and along the south-west boundary. Land to the north-west of the Site lies at a slightly higher elevation with a peak at 95m AOD in the vicinity of the footpath intersection.
- 5.5 The site is bounded by Long Lane and by existing hedgerows and trees along the south-east boundary. A public footpath runs along the outside edge of the north-east boundary. The boundary with the agricultural buildings associated with Stonehams Farm to the south west of the site comprises a variety of different fencing types. The western boundary is currently undefined.
- 5.6 Land to the west of the site is also identified for residential development in the HSA DPD (Policy HSA 9, EUA003), for approximately 15 dwellings. The two sites are allocated separately with a requirement for footpath and cycleway linkages to be provided between the two.

6. APPRAISAL

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

- The principle of development
- Major development in the AONB
- Loss of agricultural 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 HSA10 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:

The site will deliver a high quality development that will be delivered in accordance with the following parameters:

- *The provision of approximately 60 dwellings with an emphasis on family housing.*
- *The site will be accessed from Long Lane.*
- *The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:*
 - *The limiting of the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB than at present*
 - *Woodland creation on the northern most portion of the site linking to the copse on the northern boundary*
 - *Ensuring that there is an open buffer to Stonehams Farm*
 - *Tree planting along Long Lane and the edge of Stonehams Farm, the retention of the trees and boundary hedgerows along Long Lane and Berkshire Circular Route and the provision of a new tree belt and hedgerow along the northern exposed boundary*
- *The scheme will comprise a development design and layout that will be further informed by a full and detailed Landscape and Visual Impact Assessment (LVIA).*
- *The scheme will be informed by a Flood Risk Assessment (FRA). The FRA will advise on appropriate mitigation measures.*
- *The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected*
- *The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.*

Stonehams Farm, Tilehurst (EUA008) - Policy HSA10



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 EUA008.

6.1.15 The proposed development would provide up to 66 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, any response will be reported in the update.

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 Major development in the AONB

- 6.2.1 With respect to conserving and enhancing the natural environment, paragraph 116 of the NPPF states that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated that they are in the public interest. It is therefore necessary to determine whether the proposal constitutes major development for the purposes of paragraph 116, and therefore whether this policy test should apply.
- 6.2.2 Case law establishes that the major development referred to in paragraph 116 is not necessarily the same as it is defined in the DMPO (10 or more dwellings or site area greater than 1 hectare). Determining factors are the size of development in absolute terms and its size relative to the size of the settlement. Site constraints have also been taken into account in case law (e.g. location, conservation areas).
- 6.2.3 Overall, taking into account the quantum of development, comparative to the size of the settlement (1.2%), the location on the edge of the settlement, along with Tilehurst's relationship with the Eastern Urban Area and Reading's built up area, it is considered that the proposed development does not amount to major development in terms of paragraph 116 of the NPPF. Paragraph 116 is therefore not considered to apply to the proposed development. It should be noted that, irrespective of this conclusion, the policy requirement to conserve and enhance the AONB retains great weight in decision making; this weight is not diminished.

6.3 Loss of agricultural land

- 6.3.1 Paragraph 112 of the NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The NPPF defines best and most versatile agricultural land as land in grades 1, 2 and 3a of the Agricultural Land Classification.
- 6.3.2 The application site, with the exception of the existing dwelling, is Grade 3b (moderate quality). As such, the proposed development does not conflict with Paragraph 112 of the NPPF.

6.4 Landscape and visual impact

- 6.4.1 The application site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), 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.
- 6.4.2 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, (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.

- 6.4.3 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.
- 6.4.4 According to the Historic Landscape Characterisation for West Berkshire, the application site is located on reorganised fields that continue to the north and west and are a prevailing character of the surrounding open countryside. 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.
- 6.4.5 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.
- 6.4.6 In 2014 the Council produced a Landscape Capacity Assessment (LCA) for potential housing sites in the AONB. This work included a high-level assessment of the application site (EUA008). It concluded that EUA08 is one of seven potential areas for housing on landscape and visual grounds and while it acknowledges the site does not avoid all landscape and visual impacts due to their location beyond a generally well contained settlement edge where the exposure of the urban form is localised and rarely affects a wider area.
- 6.4.7 The recommended reduced areas for development are in themselves well contained in the main. The development of the reduced areas of EUA003 and EUA008 would require careful design and the retention and creation of major Green Infrastructure to mitigate the impact of the development and thus avoid exacerbating the impact on the wider landscape. There is a risk of cumulative impact on Vicarage Wood and the rural character of Long Lane and the Berkshire Circular Route. Of these, development at EUA003 and EUA008 is preferred and should it not be possible to avoid or mitigate the cumulative impact,
- 6.4.8 The LCA provided the following observations (1-6) on the site:

Relationship with adjacent settlement

- Contained by existing development to the north
- Separated from Tilehurst to the east by Long Lane
- On plateau on slopes falling towards Tilehurst

Relationship with adjacent wider countryside

- Upper slopes above 90m AOD have strong links with wider landscape
- Shares field pattern with the wider landscape
- Important part of the open plateau of eastern edge of AONB
- Very open and exposed site

Impact on key landscape characteristics

- Loss of open field
- Potential intrusion onto higher ground outside of the settlement
- Loss of open landscape setting to Stonehams Farm historic settlement (HLC)

Impact on key visual characteristics

- High risk of being visually prominent in views from the AONB and the open countryside

Impact on key settlement characteristics

- Consolidates expansion of Tilehurst west of Long Lane
- Site is already influenced in part by the adjacent exposed modern housing

Summary of compliance with NPPF

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

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

6.4.10 This site is recommended for further consideration as a potential housing site although development on this site should be limited with green infrastructure to the north-west subject to the following measures to conserve and enhance the AONB:

- Careful visual assessment of limit of development on western side to ensure that there is no greater visual intrusion of the undeveloped AONB than at present
- Built form and edge to reflect topography and contours to fit into the landscape
- Creation of woodland on the northern most portion of the site linking to copse on northern boundary
- Ensure open buffer to Stoneham Farm
- Tree planting along Long Lane and edge of Stoneham Farm
- Retention of trees, boundary hedgerows and trees along Long Lane and Berkshire Circular Route
- New tree belt and hedgerow along the northern exposed boundary
- Preferred access in landscape terms off Long Lane as shown in Figure EUA008.2
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.

6.4.11 The local opposition has cited the landscape impact as a reason for objection and the North Wessex Downs AONB has also objected to the application, having also

objected to the selection of the site as a preferred option for the HSA DPD. The AONB's Planning Advisor has is maintained that:

The views and vistas towards the ridge and woodland are framed by this site and the adjacent fields. The whole of the site is currently open countryside under arable farming, in keeping with the surrounding countryside and contributes to the character of the AONB. There are important outward views towards the skyline which forms part of the special qualities of the AONB, which would be lost if any part of the site were to be developed. Development would not conserve or enhance the natural beauty of the AONB.

66 dwellings is above that provided as a guide within the DPD and forces the development to encroach into the landscape buffer which is inappropriate as the properties in particular the roofs cape would be more visually prominent when viewed from the public right of way to the north west of the site.

The locality is characterised by loose knit development with properties occupying medium to large plots, unlike those squashed into the indicative plan.

6.4.12 The proposed scheme density will be 20.6 dwellings per hectare and it is noted that a Landscape and Visual Impact Assessment has not been submitted at this outline stage, 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 and access 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.

6.5 Quality design

6.5.1 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.

6.5.2 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.

6.5.3 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.

- 6.5.4 The overriding character to the north and 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 is large detached properties providing predominantly family housing. To the south-west are two detached properties, The Barn and 218 Long Lane, and the agricultural buildings that were associated with Stonehams Farm.
- 6.5.5 The overall illustrative layout is well-conceived in that it responds to the size and shape of the site, and to the connections with surrounding areas, in terms of people's 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.
- 6.5.6 The quality of the overall internal site layout with the above principles appears to facilitate a scheme which, with appropriate attention to detail, could ensure a high quality public realm.
- 6.5.7 The orientation of buildings in the illustrative layout is considered to maintain good levels of natural surveillance across the public areas.
- 6.5.8 The illustrative layout appears 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. 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.
- 6.5.9 The proposed scheme density will be approximately 20.6 dwellings per hectare and the layout, scale and massing shown in the indicative documents are denser than buildings in the immediate surrounding area, furthermore, the mix of dwellings could 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.
- 6.5.10 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.

- 6.5.11 Cycle and refuse storage is expected with new development in accordance with Quality Design SPD, and the councils highways and waste officer has 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.
- 6.5.12 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 and play area are welcome additional elements.
- 6.5.13 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.
- 6.5.14 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.
- 6.5.15 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 within the AONB and an objection has been raised by the AONB's Planning Advisor stated that the developments encroachment into the landscape which is inappropriate as the properties in particular the roofs cape would be more visually prominent when viewed from the public right of way to the north west of the site. However, the design of the northern edge would be subject to careful scrutiny at reserved matters stage to ensure the soft transition is achieved.
- 6.5.16 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.

6.6 Transport and highway impacts

- 6.6.1 Policy HSA 10 specifies that access to the site will be from Long Lane. 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 EUA031(16/01034/OUTMAJ) were developed, and not the other two sites (east side of Sulham Hill) initially considered, then the carriageway would not require widening and a (northbound) footway would not be required on the west side of Long Lane.
- 6.6.2 The proposed vehicle access has been located approximately halfway between two mature trees on Long Lane and the existing vehicular access serving the existing dwelling within the site boundary will be downgraded to provide pedestrian only access, with an uncontrolled pedestrian crossing with the vehicle access to the existing property to be provided from within the development.

- 6.6.3 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 for access only to be considered in detail at this stage.

Access

- 6.6.4 A drawing entitled 'New site access, pedestrian crossing and visibility splays' includes splays of 2.4m x 43m which are considered appropriate given the speed of the road.

Layout – internal

- 6.6.5 While the current application is outline with only the issue of access not reserved, the highways officer has provided initial comments on the illustrative layout which the applicant should consider a reserved matters or full application is submitted.

Parking

- 6.6.6 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 had confirmed in the planning statement that the development is capable of complying with Policy P1.
- 6.6.7 Prior approval of cycle and motor cycle parking would also be assessed at reserved matters stage.

Travel Plan

- 6.6.8 A Travel Plan has not been submitted at this outline stage, the requirement for this will be re assessed at the reserved matters stage.

Conclusion

- 6.6.9 The proposed up to 66 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. Highway officers advise that they foresee no substantial reasons on highway grounds that could be used to consider a recommendation for refusal.
- 6.6.10 Having taken into account all other matters (including the illustrative detail on how the site could be developed), highway officers have recommended conditional permission.

6.7 Accessibility and inclusive design

- 6.7.1 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.

- 6.7.2 The site is located within 2km of the local facilities within Tilehurst centre, approximately 120m from the nearest bus stop and 2.5km from Tilehurst Railway Station This application is adjacent to Footpath TILE5-2 and within 80m of TILE6-2 together with their continuations onto the agricultural land beyond to the north and west. It also affects the Sulham Valley Recreational Route as well as informal recreation which takes place in Vicarage Wood and Vicarage Copse. The public footpaths are predominately used by walkers, dog-walkers and joggers, and the wider wooded areas are also enjoyed by pedal cyclists and horse riders and are heavily used.
- 6.7.3 There will be two uncontrolled pedestrian crossings either side of the proposed access on Long Lane and the illustrative plan shows several pedestrian links through and out of the site. This is a matter that would need to be assessed at reserved matters stage; however, there is no indication at this outline stage linkages and integration with surrounding uses could not be adequately provided.
- 6.7.4 The Councils Public Rights of Way Officer has raised concerns regarding the visual impact on the rural landscape which can be viewed and enjoyed from the local and wider footpath network, but welcomes the retention of existing trees and hedges forming a screen between the proposed site and Tilehurst Footpath 5-2 and the "Open space including landscape buffer" around the edge of the site as well as the provision of additional pedestrian routes within the site boundary, particularly a footpath that (together with a section outside the site boundary) could link Footpaths 5-2 and 6-2 along the north-western boundary of the site.
- 6.7.5 Of major concern to both the Public Rights of Way Officer and objectors is the additional traffic to be generated by the development. The Sulham Valley Recreational route follows the western section of Long Lane and also crosses the main Tilehurst-Sulham Road. This section of Long Lane immediately adjacent to Vicarage Wood has no pavements, is already heavily trafficked and in places there is only space for one vehicle to pass along, and objection is raised to the application on the grounds of the road safety of pedestrians using the Sulham Recreational Route due to the additional traffic which would be created by the development.
- 6.7.6 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 EUA031(16/01034/OUTMAJ) were developed, and not the other two sites (east side of Sulham Hill) initially considered, then the carriageway would not require widening and a (northbound) footway would not be required on the west side of Long Lane. As such the highways officer has advised that the anticipated traffic distribution from the proposed development to the south along Long Lane is not considered of sufficient weight to allow for a recommendation for refusal, whether that be on the grounds of risk of conflicts involving oncoming / passing traffic and/or other users of the highway, within the context of NPPF and specifically paragraph 32 which requires the residual cumulative impacts of a development to be "severe" before it can be refused.

6.7.7 While conditions have been recommended by the public rights of way officer. A condition cannot be imposed in order to remedy a pre-existing problem or issue not created by the proposed development, given the highways officers comments (paragraph 6.7.9) as such it is considered that the recommended conditions are not justified and that the imposing the conditions would fails the six tests set out at paragraph 206 of the National Planning Policy Framework (necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise and; reasonable in all other respects”).

6.8 Neighbouring amenity

6.8.1 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.

6.8.2 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 the illustrative layout does not 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.

6.8.3 Given the existing residential context to the north, east and south the proposal is not considered to have a detrimental impact upon the residential neighbours' amenity of existing neighbouring properties in terms of noise and disturbance sufficient to warrant refusal. The environmental health officer has recommended conditions for the construction works.

6.8.4 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.

6.9 Affordable housing

6.9.1 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.

6.9.2 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.

6.10 Sustainable construction

6.10.1 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.

6.10.2 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.

6.10.3 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.

6.11 Flood risk

6.11.1 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.

6.12 Sustainable drainage

6.12.1 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.

6.12.2 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.

6.12.3 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.

6.12.4 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.

6.13 Water / Sewerage infrastructure capacity

6.13.1 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. It has requested studies of the existing water supply infrastructure to determine the magnitude of any new additional capacity required in the system and a suitable connection point.

6.13.2 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.

6.14 Contaminated land

6.14.1 According to Environmental Health, the development is adjacent to an area identified as potentially contaminated (substation). Previous activities on site associated with its agricultural use could also have resulted in contamination. Appropriate investigation and remediation could be secured by a planning condition.

6.15 Ecological impacts and biodiversity enhancements

6.15.1 Core Strategy Policy CS17 states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. Policy HSA 10 requires the submission of an extended phase 1 habitat survey and the report from the Environment Partnership meets this requirement. From this report the majority of the features of ecological importance will be retained although the proposal would result in the lost of some species rich hedgerow. The Council 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 conditions have been recommended to ensure the protection of local ecology. It is considered that the proposed development would comply with Policy CS17.

6.16 Tree protection

6.16.1 The application has been support by an arboricultural impact assessment by TEP, this includes a tree survey and a tree constraints plan in accordance with BS5837:2012. The Council's tree officer has undertaken a site visit with these documents, and has been involved in examining the proposed works to Long Lane frontage.

6.16.2 The site contains very few trees, and those which have been identified are located on the boundary, which would appear to all be retained as part of the proposed

redevelopment of the site, at this indicative stage, with only the potential loss of 2 C grade trees, depending on the final location of the internal paths.

6.16.3 The access of long lane will involve the direct loss of a 40m section of hedging, but there is plenty of scope at the site for additional landscaping, which will mitigate any long term loss, and the tree officer considered this could be covered by a suitable landscaping condition. 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.

6.17 Green infrastructure

6.17.1 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 will 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.

6.17.2 Local Plan Policies RL.1 and RL.2 seek public open space provision on site. The indicative layout indicates public amenity space and a play space. Layout and landscaping are 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.

6.18 Conservation of the historic environment

6.18.1 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.

6.18.2 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.

6.18.3 Tilehurst does not contain a designated conservation area, and the closest listed buildings are over 800m away, separated by either dense woodland or dwellings

and there is not considered to be any direct impact or impact on the setting of any designated heritage assets.

- 6.18.4 The site has been assessed by the Councils archaeologist, who confirms the moderate archaeological potential of the development area, and the applicant has supplied an archaeological desk based assessment. This concludes that there is some archaeological potential, albeit undetermined at this stage.
- 6.18.5 As this is an outline application, and the archaeological nature of the site is as yet undetermined, the Council's archaeologist advises that a geophysical survey of the development area to establish whether or not there are any features of potential archaeological origin,
- 6.18.6 Considering these points and the large scale nature of the development, a programme of archaeological evaluation via exploratory trenching should be carried out in advance of any ground works. Should this evaluation uncover evidence of significant archaeological features or deposits then further investigation and recording should take place. As such, it is considered that an archaeological evaluation would need to be commissioned prior to ground works taking place to ensure supervision during the excavation of the foundations and any related ground works. This would enable any archaeological significant features or deposits to be identified. This approach can be secured by a planning condition.
- 6.18.7 Subject to an archaeological works conditions, the development complies with Core Strategy Policy CS19 (in terms of archaeological works).

6.19 Mineral sterilisation

- 6.19.1 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.
- 6.19.2 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.
- 6.19.3 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.
- 6.19.4 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.

6.19.5 The mineral resource mapping available to the Council suggests that there may be deposits of construction aggregates beneath the application site. It is acknowledged that there are references to borehole data applicable to the area directly to the south of the application site on the opposite side of Long Lane, however there is no data for the site itself that would enable the extent and quality of the deposit to be understood and located beneath the development site. Therefore it is impossible to draw any conclusions over the presence (or otherwise) of the mineral deposits. 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.

6.19.6 Therefore Policy 2 and Policy2A of the Replacement Minerals Local Plan remain 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.

6.20 Construction impacts

6.20.1 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.

6.21 Planning obligation

6.21.1 Core Strategy Policy CS5 seeks to ensure the timely delivery of infrastructure made necessary by development, Policy CS6 seeks to secure affordable housing, and any open space management and travel plan required. The Council's adopted Planning Obligations SPD outlines the Council's approach to securing planning obligations for such matters.

6.21.2 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.

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

- Affordable housing
- Open space management
- A Travel Plan.

6.21.4 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 designated AONB 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 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,SF-RG-M-09 26004,SF-RG-M-11 and TR8140360/04 received 6 May 2016 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.

Any deviation from the hours of works shall be first agreed in writing with the Local Planning Authority.

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. Archaeology

No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. 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) and Policy CS19 of the West Berkshire Core Strategy (2006-2026).

7. 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).

8. Construction of access first

The construction of the access shall be the first development operation to take place. No other development shall take place until either:

- (a) the access has been constructed in accordance with the approved plans; or
- (b) a temporary construction access has provided in accordance with details in the approved Construction Method Statement.

No more than 50 dwelling shall be occupied until the permanent access has been constructed in accordance with the approved plans.

Reason: To ensure that safe vehicular access is provided before any demolition or building operations take place, in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

9. Visibility splays

No building operations (other than to the access) shall take place until the visibility splays at the vehicular access onto Long Lane have been provided in accordance with drawing number TR8140360/04 (received 6/5/16). The land within these visibility splays shall thereafter (during demolition/construction operations, and following occupation) be kept free of all obstructions to visibility over a height of one metre above the carriageway level.

Reason: To ensure there is adequate visibility at the access, in the interests of road safety. 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).

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. Ecological management plan

No development shall take place until a detailed Ecological Management Plan covering non development areas has been submitted to and approved in writing by the Local Planning Authority. This plan will include details of:

- Hedgerow loss and show replacement hedgerow to be provided and how it will be managed long term to ensure a species rich hedgerow is secured
- The eastern boundary attenuation ponds should be partially linked to provide some year round standing water thus maximising their ecological value
- Measures to enhance biodiversity into the design of the new dwellings with the inclusion of bird and bat boxes

The approved Ecological Management Plan shall be implemented in full in accordance with an agreed timetable and its provision permanently maintained thereafter.

Reason: To ensure the protection of 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).

12. Mitigation scheme (to be submitted)

No development shall take place until a detailed reptile mitigation scheme and enhancement plan, written by a suitably qualified ecologist, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include timings. Thereafter the approved scheme shall be implemented and maintained in full and in accordance with the timings approved.

Reason: To ensure the protection of reptiles 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).

13. 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

14. Land contamination 1: site characterisation

The construction of the dwelling hereby permitted shall not take place until a scheme to assess the nature and extent of any land contamination of the site (whether or not it originates from the site) has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment shall be completed as part of this scheme. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced and submitted. The report of the findings shall include:

- (a) A survey of the extent, scale and nature of contamination;
- (b) An assessment of the potential risks to:
 - i. human health,
 - ii. property (existing and proposed) including buildings, pets, and service lines and pipes,
 - iii. adjoining land,
 - iv. groundwater and surface water,
 - v. ecological systems,
 - vi. archaeological sites and ancient monuments; and
- (c) An appraisal of remedial options, and proposal of the preferred option(s).

This report shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. 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, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

15. Land contamination 2: remediation scheme submission

The construction of the dwelling hereby permitted shall not take place until a remediation scheme for any land contamination identified by the investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- (a) Provide for the removal of unacceptable risks to human health, buildings and other property, and the natural and historical environment;
- (b) Ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation;
- (c) Detail proposed objectives and remediation criteria, all works to be undertaken, a timetable of works, and site management procedures; and
- (d) Include measures for the monitoring and maintenance of the long-term effectiveness of the remediation over a period agreed in writing with the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground

conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. 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, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

16. Land contamination 3: remediation scheme implementation

Any remediation scheme for land contamination approved under the second land contamination condition (Condition 15) above shall be implemented in full in accordance with the timetable of works thereby approved. Two weeks written notice shall be given to the Local Planning Authority prior to the commencement of the remediation scheme. Following the completion of the measures identified in the approved remediation scheme (except those for the long-term monitoring and maintenance), no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. 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).

17. Land contamination 4: unexpected contamination

In the event that any previously unidentified land contamination is found at any time during the carrying out of the development, it shall immediately be reported in writing to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of Condition 14, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of the second land contamination condition (Condition 15) above. The investigation and risk assessment, and any remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme, no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. 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).

18. Land contamination 5: monitoring and maintenance

Following completion of the measures for the monitoring and maintenance of the effectiveness of the land contamination remediation approved under clause (d) of the second land contamination (Condition 15) condition above (if any), a

verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the completion of the measures. These reports shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. 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).

19. Water Comments

No development shall commence until an Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand. 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), Policy CS14 of the West Berkshire Core Strategy (2006-2026)

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. 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).