

**EASTERN AREA PLANNING COMMITTEE  
ON 3<sup>RD</sup> AUGUST 2016**

**UPDATE REPORT**

**Item No:** (2)                      **Application No:** 16/01223/OUTMAJ                      **Page No.** 71-114

**Site:** Land Adjacent to Stonehams Farm Dark Lane, Tilehurst

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**Planning Officer Presenting:** Samantha Kremzer

**Member Presenting:**

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**Parish Representative speaking:** Mrs Jean Gardner

**Objector(s) speaking:** Ms Jo Male for Gregory Gray Associates  
Mr Steve Taylor

**Support(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Matthew Jeal  
Ms Angela Miles

**Ward Member(s):** Councillor Tim Metcalfe  
Councillor Rick Jones

**Update Information:**

**1 Representations**

**1.1 Additional objection:**

One additional letter of objection has been received on behalf of Mr. R W R Churchill and Keep Tilehurst Green, predominantly on grounds of prematurity in advance of the adoption of the Housing Site Allocations DPD. This letter, together with all representations made on this application are available online:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01223/OUTMAJ>

**1.2 Applicant:**

The applicants have made the following comments on condition 10 as recommended in the main report:

Condition 10 – Minerals Extraction. We do not believe that this condition meets the six tests of the NPPF. Specifically, given the scale and location of the development, we do not consider it to necessary, relevant (i.e. justified by the nature or impact of the development permitted) or reasonable.

## 2 Additional consultations

### 2.1 Education:

We would envisage dealing with both these applications (16/01223 & 16/01034) through CIL based on the scale of development and also the location.

### 2.2 Trees:

There are currently no Tree Preservation Orders (TPO's) on or immediately adjacent to the site. The Tree Officer is considering the site and whether existing trees are worthy of a TPO, however this cannot be confirmed at this stage.

### 2.3 Highways (additional comments):

From the Transport Assessment, the highway officer provides the following projected traffic generation figures:

Time	Land Opposite Hall Place Farm Stables, Sulham Hill, 16/01034/OUTMAJ	Land Adjacent to Stonehams Farm Dark Lane, 16/01223/OUTMAJ
07.00 to 08.00	14	23
<b>08.00 to 09.00</b>	<b>22</b>	<b>36</b>
09.00 to 10.00	15	25
15.00 to 16.00	20	33
16.00 to 17.00	20	33
<b>17.00 to 18.00</b>	<b>24</b>	<b>40</b>
18.00 to 19.00	19	32

Most traffic associated with these sites will be to and from Tilehurst and Reading.

This will result in most traffic from land at Sulham Stables travelling via Chapel Hill. For land at Stonehams Farm most traffic will travel via Dark Lane and then divide via Lower Elmstone Drive, Overdown Road and Pierces Hill. From the above numbers, additional traffic will not be significant.

Remaining traffic to and from the sites will use Long Lane north and south, Sulham Hill and Little Heath Road, but the amount of traffic on these routes will be even smaller in number.

### 2.4 Minerals and Waste:

- 2.4.1 If the investigations demonstrate that the mineral deposits beneath the site are not viable to recover as part of the development then applicants would not have to do anything more.
- 2.4.2 The problem the council have with both these applications is that the geological maps we hold suggest that the sites are underlain by deposits of construction aggregates. Supporting information provided by the applicant on both applications confirm that the sites are likely to be underlain by sand and gravel (construction aggregates).
- 2.4.3 As detailed previously, the council would have preferred to have received the necessary information to enable an assessment of the viability of the working of the mineral deposits as part of the development to be made at the application stage, however the applicant has refused to provide any information on this matter.
- 2.4.4 National and local planning policy is clear on the issue of value of mineral deposits and supports the principle of prior extraction and it is not consider that the suggested condition fails to comply with the tests in the NPPF.

### **3 Additional Information**

#### **3.1 Adjacent site**

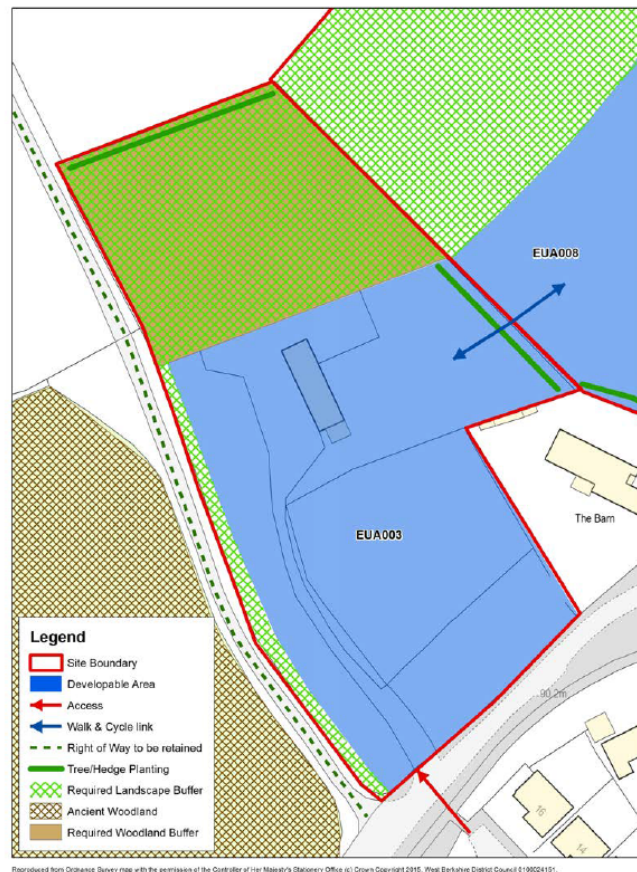
3.1.1 At the committee site visit the policy for the adjacent site (**not included in this application**) was raised, for clarity the full policy is set out below together with its associated plan:

#### **3.1.2 Policy HSA 9 Stonehams Farm, Long Lane, Tilehurst (site reference EUA003)**

*The site will be delivered in accordance with the following parameters:*

- *The provision of approximately 15 dwellings with an emphasis on family housing.*
- *The site will be accessed from Long Lane.*
- *The scheme will be informed by a Flood Risk Assessment (FRA) given that the centre of the site is within a surface water flood risk area. 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 site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:*
  - *The creation of woodland on the northern most portion of the site linking to Vicarage Wood.*
  - *The retention of boundary hedgerows and trees along Long Lane and the Berkshire Circular Route.*
  - *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 detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures to conserve and enhance the AONB:*
  - *Limiting the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB that at present.*
  - *Provide a 15m buffer to ancient woodland.*

### Stonehams Farm, Tilehurst (EUA003) - Policy HSA9



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## 3.2 Proposed Access

The width of the proposed access road is 5.5 metres, widening to 19.2 metres where it joins Long Lane.

## 4 APPRAISAL

### 4.1 Prematurity

The issue of Prematurity and weight attached to emerging policies is discussed in the main report (paragraph 6.1.16-6.1.22). This assessment stands.

## 5 RECOMMENDATION

5.1 The recommendation remains unchanged.