

Item No.	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(2)	16/01489/OUTMAJ Cold Ash Parish	Originally 30 August 2016. Extensions of time agreed.	Erection of 75 dwellings with associated access and landscaping with open space improvements. Land at Coley Farm, Stoney Lane, Cold Ash. Donnington New Homes.

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01489/OUTMAJ>

Recommendation Summary: **The Head of Planning and Countryside be authorised to GRANT conditional planning permission, subject to the first completion of a legal obligation.**

Ward Member(s): Councillor Simpson.

Reason for Committee determination: The Council has received in excess of 10 letters of objection. In addition - called in by Ward Member.

Committee Site Visit: 17th November 2016

Contact Officer Details	
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1. Site History

08/00348/outmaj. Construction of 33 dwellings with new outdoor play facility for those with special needs. Withdrawn November 2008.

2. Publicity of Application

Site notice displayed 15th June 2016. Expiry 6th July 2016.

Amended plans - site notice displayed 27th October 2016. Expiry 10th November 2016.

3. Consultations and Representations

Cold Ash Parish Council

Objection. Overdevelopment of the site, too many dwellings, site will urbanise the locality, in fringes of the AONB, space for play should be provided on site, not on adjoining area, dangerous access to the site, traffic pressures in the vicinity will be exacerbated, Stoney Lane is too narrow, flooding and run off issues, still object as the Parish did to the original housing allocation.

Newbury Town Council

No objection/ comment. The reassurances of the applicant about the widening of Stoney Lane, the provision of affordable housing, the management of surface water run off and the play areas allayed future concerns of the Council.

Highways

Amended plans. Recommends conditional permission.

Archaeologist

Site of some archaeological interest – condition to be applied re. survey prior to commencing on site.

Thames Water

Grampian condition will be applied regarding drainage strategy on and off site should permission be granted. Water infrastructure capacity adequate. The SUDs proposal on site is commended by TW.

Fire Service

The applicant is required to provide fire hydrants on the site.

Environmental Health

A Construction Environmental Management Plan is recommended in order to avoid disturbance to neighbours during building. In addition land contamination should be conditioned.

Housing

The applicant is proposing 40% affordable units which accords with policy. [30 units]. Accept - if permission is granted a s106 obligation should be agreed to achieve this.

Open Space

Conditional permission, plus commuted maintenance sum be included in any s 106 obligation, for the open space to be adopted.

Waste Services

Conditional permission is recommended.

Tree Officer

The present hedgerow to be cut back/ removed in order to achieve the access/visibility splays/widening of the road needs to be examined more closely – amended plans submitted. Views awaited.

Landscape Consultant	The submitted LVIA is comprehensive. Key areas of concern remain on the effect on Stoney Lane, effects on views from that Lane, local changed views from footpath to the north, and effect on residential views on houses to the south east. Additional information accordingly requested. Consulted on revised LVIA submitted.
Planning Policy	The development of this site is accepted in principle given it is one of the allocations in the HSADPD. [policy HSA3] Detailed comments made but no fundamental objection to the layout as proposed.
Minerals Officer	Possibility of minerals aggregates being found on site, during construction phase. Conditional permission recommended.
SUDS	Some detailed points made, but do not object overall to the scheme on drainage grounds. Conditional permission is recommended.
Transport Policy	The application site is located in a reasonably sustainable location. However a cycle parking, travel plan and electric vehicle charging point should be conditioned in any permission.
Natural England	Applying the precautionary approach given the River Lambourn SAC lies within the drainage catchment of the site, further SUDS details are requested to ensure this SSSI will not be harmed by the scheme.
Education service	Whilst it is recognised that there will be an inevitable impact on local primary school capacity, given this is an allocated site the impact is recognised in the Local Plan IDP so CIL will be adequate to mitigate the education impact.
Public representations	<p>24 letters of objection received. Based upon the following issues. Traffic impact , poor width of Stoney Lane, impact on hedgerows, impact on local facilities, sewerage and drainage issues, loss of view, landscape impact. No need for more housing, application is premature, does not respect the character of the area, increase in accidents likely, potential future flooding impact, impact on public open space. Impact on local wildlife, urbanisation of the area. Application should be refused.</p> <p>6 additional letters of objection following the receipt of amended plans. Concerns similar to the above, plus specific impact on trees and hedgerows, drainage issues, sustainability issues [lack of] poor location to schools, traffic, poor design. Application should be rejected.</p>

4. Policy Considerations

National Planning Policy Framework 2012.

National Planning Practice Guidance 2014.

West Berkshire Core Strategy 2006 to 2026.

HSADPD November 2015. Policies GS1 and HSA3 – Coley Farm.

Policies ADPP1, CS1, CS4, CS6, CS13, CS14, CS16, CS18, and CS19.

5. Description of development.

- 5.1 The application comprises the demolition of an existing farmhouse with associated farm buildings and the erection of 75 dwellings with two associated accesses onto Stoney Lane to the north east of Newbury, but in Cold Ash Parish. The site area is 3.75ha in extent [4.122ha including the revised access arrangements] and comprises, in addition to the building above, pastureland and so it is effectively greenfield land. It also currently lies outside the defined settlement boundary of the town of Newbury and indeed Cold Ash. To the north lies a substantial hedgerow and fields, to the west Stoney Lane and existing housing, to the south existing public open space and existing dwellings - Wansey Gardens and Laud Close. To the east, lies further open fields. The application is submitted in outline form at this stage with the means of access and layout to be agreed at this juncture. The overall density of the proposal will equate to 20 units per ha.
- 5.2 As part of the application scheme, it is proposed to include 40% of the dwellings for affordable purposes, which will be located around the site, in accord with policy CS6 in the Core Strategy. In addition, in order to provide SUDS capacity on this sloping site [north to south] there are to be two basins, the eastern one to be fully landscaped. In addition, Stoney Lane itself is to be widened to a minimum of a 5.5m carriageway width, from the Pine Ridge access to the principal vehicle access facing "Wayside" in the west. In order to satisfactorily accommodate this width, the hedgerow will be required to be cut back, with a new footpath accommodated within the Council owned existing public open space leading up from opposite No. 63 Stoney Lane to the north. In order to continue this path from the main access one will be accommodated in the site up to the next access point opposite "Newlyn".
- 5.3 In terms of the type and scale of housing proposed, there is to be a total of seventeen 4/5 bed houses, twenty four 3 bed houses, twenty two 2 bed houses, four 1 bed flats and eight 2 bed maisonettes. [75 total]. As regards on site parking provision, this will accord with the requirements of policy P1 in the HSADPD as revised / modified. This will mean a total of 162 allocated spaces [including driveways and garage ports] 24 garages, 17 non allocated spaces and 11 visitor spaces. This means a total of 214 spaces on site which is an average overall of 2.85 spaces per unit.
- 5.4 The case officer has formally advertised the application as a Departure from the Development Plan as, when it was first submitted in May 2016, it was considered that it still comprised such a Departure. Substantially more weight can however now be applied to the application as it is post first stage modification process in regard to the Inspectors report, on the Council HSADPD. In addition the application was not required to be formally screened under the 2011 Environmental Impact Assessment Regulations [as amended in 2015] since under Schedule 2 part 10 [b] [urban development projects] the site is less than 5 ha in extent, it is fewer than 150 dwellings and it does not lie in the AONB.

6. Consideration of the Development

The application will be examined under the following considerations.

- 6.1 - Policy position.
- 6.2 - Access issues.
- 6.3 - Visual impact.
- 6.4 - Other issues.

6.1 - Policy position.

- 6.1.1. The Committee will appreciate that the application site is one of the many housing allocated sites in the District proposed by the Council in order to achieve the relevant 5 year housing

land supply, in order to meet the needs of the District's population for new housing, including affordable accommodation. In the HSADPD of 2015, **Policy GS1** sets out the relevant development control criteria which needs to be addressed when assessing such applications. These [inter alia] correspond to a masterplan which will coordinate the provision of the necessary infrastructure, an integrated water supply and drainage strategy, including no detrimental impact on interests of ecological importance, measures to improve accessibility, internal walking routes, mitigation of impact on the local road network, consideration of mineral deposits, and the submission of a LVIA where necessary. In addition the specific site allocation policy as noted under **HSA3**, sets out the above issues in more detail, in particular in seeking to reduce the impact of the development on Stoney Lane. Accordingly, it is correct to say that assuming all the above "technical" issues are considered to be satisfactory by officers, then the principle of the new build on this greenfield site outside any settlement boundary is accepted, under the Core Strategy.

- 6.1.2 The HSADPD has been under the scrutiny of the Inspectorate over the summer as the Committee will know. The Inspector has recently set out his proposed modifications to the Plan [without prejudice] which do not include any further alterations to the allocation concerned. Accordingly **substantial weight** can now be attached to the application as being in conformity with the present Council Development Plan. As such, if the Committee are minded to approve the application it is not required to be referred to DPC. However the corollary of this is that if the Committee are minded to refuse the application it would need to be referred up to DPC.

POLICY ANALYSIS.

a - Policy **ADPP2**. This sets out the need for Newbury to accommodate new housing sites on its periphery as allocated, as identified in the SHLAA.

b - Policy **CS1 Delivering new homes**. This is self explanatory, but it is recognised that in terms of the "sequential test" for housing, the erection of dwellings on greenfield sites is certainly lower in the hierarchy than say, for example, brown field sites.

c - Policy **CS4 Housing type and mix**. This policy seeks to obtain lower housing densities where necessary. For example figures of below 30 dwellings per ha [gross] can be acceptable. This is the case in this application which is just 20 units per ha. This is done in order to respect the prevailing suburban nature of the surrounding housing to the west and south.

d - Policy **CS5 Infrastructure Delivery**. The Committee will be aware of the new CIL charging procedure and the Education service have accepted that, notwithstanding the impact the additional school age children will have particularly upon the local primary school catchments, CIL will be adequate in this regard. The additional highways works needed will be done at the Developers' expense via a s278 agreement.

e - Policy **CS6 Affordable housing**. This requires 40% of the units to be affordable. The applicants have accepted this. No viability assessment has been submitted in this respect.

f - Policy **CS13 Transport**. This relates to how new development will have its transport impact reduced where at all possible. This is addressed in the access situation, but, in summary, the officer considers the highways / access issues are now acceptable.

g - Policy **CS14 Design principles**. It is considered that the proposed layout addresses all the concerns raised by officers although not the objectors. In particular, the additional set back of the new housing away from Stoney Lane in the amended plans has helped to reduce the visual impact upon the rural nature of the Lane in question, the closest building to the carriageway edge [east] will be plot 21 which is 10m distant. In addition, in relation to surrounding existing dwellings the nearest dwelling across Stoney Lane will be Wayside at

30m distance from plot 72. To the south plot 42 will be 20m away from the nearest dwelling in Laud Close. These separations are all believed to be entirely adequate.

h - Policy **CS16 Flooding**. The Council SUDS officer has accepted the scheme as proposed and is recommending conditional permission. In addition Thames Water are expressing the need for a Grampian condition in relation to surface water and sewerage output. Accordingly, notwithstanding some of the objections raised by local people, it is considered the scheme will comply with this policy; development cannot begin until the pre conditions are met.

i - Policy **CS17 Biodiversity**. Natural England have raised some concerns over the potential impact of increased [possibly polluting] surface water drainage seeping into the catchment of the River Lambourn, a SSSI. Whilst these concerns are understood, it is considered that the distance to the Lambourn is considerable and secondly the pre conditions in the drainage section above will remove objections in this regard.

j - Policy **CS18 Green infrastructure**. This includes grasslands and public open space. Clearly, in allocating this housing site, there will be a loss of open agricultural land which is regrettable. On the other hand, the application will enhance the present open space to the south with a new Local Area of Play, with enhanced landscaping around sections of the site. Measured against this is the inevitable impact on the attractive and mature hedge on the east side of Stoney Lane. So it is argued that in fact the application does not comply with the policy, but must be weighed against the other benefits arising.

k - Policy **CS19 Landscape character**. This will be considered in a separate section, but suffice it to say that the officer is satisfied that this policy is met, notwithstanding the obvious and inevitable relative degree of visual impact a scheme of 75 dwellings will have upon the area.

6.1.4 In conclusion, with the exception of policies CS18 and CS19, officers consider that the application is entirely policy compliant.

6.2. Access Issues.

6.2.1 The applicant has submitted amended plans which have been consulted upon, in order to improve the present access situation to the site. The following are the major points for the Committee to take into account.

6.2.2 The applicant has undertaken another speed survey on Stoney Lane adjoining the site, in order to ensure that the submitted forward visibility splays at the two principal vehicle accesses into the site, are sufficient to ensure proper safety. This has recorded an existing 85th percentile figure of 34mph in both directions. This is considered to be acceptable in terms of the splays which can be achieved. This is important since if they were required to be greater, the hedgerow would need to be cut back even more, and / or the proposed internal layout revised. The sight lines to be provided are 2.4 x 55.0 metres in both directions for all proposed accesses. This is in compliance with the UK governments Manual for Streets. Highway Officers contend the all accesses comply to standards with regards to width and sight lines.

6.2.3 Secondly, improvements to Stoney Lane include the following: removal of the existing 30mph sign at Hartgrove Farm, to the north of the site along with the provision of new traffic calming gateway features. A continuous footway link shall be provided southwards by the relocation of a new footway into the public open space, to ensure linkage to the existing footways fronting No. 63 Stoney Lane. Stoney Lane will be widened to 5.5m, from the Pine Ridge access point up to the second site access in the north. All these new features will ensure that, notwithstanding the increase in traffic movements arising this will be adequate for local site /road safety. The Committee will know that a number of the public

objections are based upon such traffic generation / safety issues. The applicant's highway consultants have projected traffic levels from the development with reference to the Trip Rate Information Computer System. This is accepted standard practice. Between 08.00 and 09.00 hours it is projected that 29 cars will leave the site with 14 arriving. Between 17.00 and 18.00 hours it is projected that 14 cars will leave the site with 27 arriving. Traffic has been distrusted using census data which again is very standard practice. From it is projected that 96% of traffic will travel to and from the south, and then 70% will travel to and from the B4009.

- 6.2.4 Consequent to the above the applicant has re-examined the potential impact upon the B4009 junctions into Newbury, particularly at the mini roundabout of Shaw Hill and Turnpike. Junction 9 software has been used to model these new mini roundabouts. The results reveal as expected, that there is congestion over peak periods. However with an increase at most of just 3% from the development under consideration tonight, on Kiln Road, it will have a negligible impact. It has thus been concluded that no additional highways works are justified having regard to the flows noted, and having regard to the advice on such matters in para. 32 of the NPPF.
- 6.2.5 In terms of the site's internal layout [which is being determined at this outline stage] the relevant forward visibility splays are acceptable for the noted 20mph speeds as designed, with suitable shallow road tables imposed for pedestrian crossover points. For pedestrian connectivity, this is improved to the south into the public open space with a total of 3 points of entrance. In terms of parking provision this actually exceeds the criteria set out in policy P1 in the revised HSADPD of 2015, for the parking zone in which the site is located. This should mean that no additional off site parking pressures will be caused, which is already occurring to the south opposite the Pine Ridge entrance point.
- 6.2.6 Next, the applicant was formally requested to examine an additional vehicle access option to the south via Laud Close. This option was not proposed due to third party intervening land ownership, which would have created a ransom strip situation for the scheme. This in turn [without prejudice] would / could have raised future viability issues, which in turn could have reduced the level of affordable housing proposed on site. In terms of the marginal highway gains to be achieved, officers considered this viability risk was not supported, in terms of the delivery of housing in the District.
- 6.2.7 Finally, it is proposed that most of the new internal road network will be adopted in the future. Given this the applicant was required to demonstrate that tracking through the site for refuse collection vehicles was acceptable. This has been done as has maximum carry distances for refuse collections for future residents.

6.3. Landscape impact.

- 6.3.1 The application site is on rising land to the north east of Newbury; the highest point is 116m AOD and the lowest is 98m AOD – a fall of 18m which is quite significant over the distance involved. However, the site is naturally well self contained, by virtue of existing mature vegetation and topography. Accordingly, longer distance views of the site are generally well screened, although it is of course acknowledged that future housing on the site will remain visible to the public domain in both short and medium distance vistas. The applicant has submitted two detailed landscape and visual impact assessments [LVIA] for the original set of plans and the amended set. The case officer has examined both of these, in conjunction with an assessment by the Council retained consultant on the first report submitted, at the time of writing this report: a further report will be prepared by the Consultant on the revised plans which will be reported on the update.
- 6.3.2 The initial Consultant's report concluded, in summary, the following: the key landscape issues were impact on the areas wider character, the loss of vegetation along Stoney Lane, impacting upon its semi wooded rural nature, the potential impact upon native trees on the

northern and eastern boundaries, including two TPO oak trees. In response to this the applicants, in submitting their revised plans, included the following points of improvement:-

1 - the indication of fresh planting on the western margins to recompense the loss of existing hedgerow, facilitated by the moving eastwards away from the lane of the whole scheme - see above.

2 - plans clearly indicating the retention of as much vegetation as possible on the north and east boundaries, including the TPO oaks, with additional planting shown to be controlled by an appropriate condition.

3 - the planting up of the SuDs basins particularly on the east and south perimeters, so softening the wider visual impact of the new housing from these two aspects. This is particularly important in terms of the short distance impacts caused on existing dwellings to the south of the site in Wansey Gardens and Laud Close.

4 - the improvement of the existing public open space to the south [paid for by the Developer] which will have an added benefit.

6.3.3. As a consequence, the applicants consider that whilst some shorter distance views will have a moderate to slight impact [i.e. those directly from Stoney Lane and from the south] most impacts will be slight, with the overall inherent attractive character of the area not being harmed to such a degree as to merit rejection of the site, having close regard to policy CS19 in the Core Strategy, and the advice contained in the NPPF of 2012. The response of the Council's consultant on this issue will be reported, but [without prejudice] it is not expected that the overall conclusions will change in regard to the visual impact assessment. To conclude, it is considered that there is no overriding reason to refuse the application on landscape character or impact grounds.

6.4. Other issues.

6.4.1 The development, assuming it is approved and built out, will be subject to the CIL charging schedule currently at £75/m² for the location, for net gain in residential floor space. Since no detailed figures are available at this outline stage, the precise charging figure will be known at the reserved matters stage. The CIL monies will mitigate the impact of the new occupiers [perhaps 181 in total] on the Council's facilities, services and infrastructure in accord with policy CS5 in the Core Strategy. It is important for the Committee to note that no separate s106 contribution figure is being recommended by Education, notwithstanding the known impact upon local schools, especially primary. The application, in addition, if approved must be subject to the completion of a legal agreement to obtain the 40% affordable housing, and an access agreement for the new footway in the public open space over Council land presumably under s278 of the 1980 Highways Act. The latter will also cover the necessary highways works identified above all at the Developer's expense. In addition a s106 obligation should include a commuted maintenance sum for the public open space if it is to be adopted.

6.4.2 Notwithstanding the points raised above in the policy section under flooding, the applicants agent has submitted an additional technical note from their Consulting Engineers in response to an objection from a member of the public, on flooding grounds. This note has been on the public file since the 11th November. The main considerations are that the new V ditch noted on the south boundary is not related to the Developments SUDS proposals per se, but related to the sites current mostly greenfield use. On the eastern boundary the proposed storage pond will not only adequately mitigate the impact of the new scheme should it be approved, but also actually improve the present situation with regards to current and future flooding potential. It is concluded in the light of no objection from Thames Water and the Council SUDs team that drainage is not an issue on the site which would merit refusal. The case officer concurs with this overall conclusion.

7.0 Conclusion

- 7.1. The Committee will appreciate that this application is acceptable in principle given its allocation in the Local Plan. The application now needs to be addressed against the relevant sustainability principles in the NPPF. In economic terms, the application is to be encouraged as not only will the local construction sector benefit from the scheme being built out, but also the additional expenditure of circa 180 residents will assist the local economy. In social terms the application is again to be encouraged, since 30 affordable units will be provided, with enhanced public open space facilities. Finally in environmental terms, it is inevitable that the development will have a degree of both highways and local visual impact on the area for the reasons identified above. However balanced against this is the delivery of 75 additional homes in the District, important to meet the District housing needs. The drainage impact has also been successfully mitigated by the inclusion of SUDS basins.
- 7.2. Accordingly, given the strong reasons to approve the application, it is recommended that conditional planning permission be granted for application 16/01489/outmaj.

8. Recommendation.

The Head of Planning and Countryside be authorized to GRANT Conditional Planning Permission subject to the first completion of a s106 planning obligation.

CONDITIONS.

Time limit

1. The development hereby permitted shall be begun on or before whichever is the later of the following dates:-

1 - 3 years from the date of this decision

2 - the expiration of 2 years from the date of the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter approved.

Reason: to clarify the permission in accord with the advice in the DMPO of 2015.

Reserved matters

2. Full details of the external appearance of the housing, the scale, and the landscaping of the site, the ('reserved matters') shall be submitted to the Local Planning Authority not later than the expiration of 3 years beginning with the date of this permission, and shall be approved in writing by the Local Planning Authority before any building or other operations start on site. This condition shall apply irrespective of any indications as to the reserved matters which have been given in the submitted application and the development shall be carried out in strict accordance with the approved details.

Reason: The application is not accompanied by sufficient details of the reserved matters to enable the Local Planning Authority to give proper consideration to those matters and such consideration is required to ensure that the development is in accordance with the advice in the DMPO of 2015.

Drainage strategy

3. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed"

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community, in accord with policy CS14 in the West Berkshire Core Strategy 2006 to 2026.

Hours of working.

4. The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accord with policy CS14 in the West Berkshire Core Strategy 2006 to 2026.

Highways layout.

5. The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. The road and footpath design should be to a standard that is adoptable as public highway. This condition shall apply notwithstanding any indications to these matters which have been given in the current application. All the required s278 and s38 agreements shall be completed prior to the first occupation of any dwelling.

Reason: In the interest of road safety and flow of traffic, and waste disposal. . This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

CMS

6. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. 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

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Removal of permitted development rights.

7. Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent revision), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within the curtilages, unless

permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the over-development of the site and to safeguard the amenities of neighbouring properties in accordance with the advice in the NPPF of 2012.

Fire hydrants

8. No development shall commence until details of fire hydrant provision on the site has been submitted and agreed with the LPA. The development must be carried out in strict accord with this scheme prior to any dwelling occupation.

Reason: To protect public safety in accord with the advice in the NPPF of 2012.

Piling

9. If piling on the site is required then auger piling shall be used wherever possible to minimise noise and vibration unless otherwise agreed with the LPA.

Reason: In the interests of the amenities of neighbouring occupiers, in accord with the advice in policy CS14 in the West Berkshire Core Strategy 2006 to 2026.

Contamination.

10. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

o human health,

o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

o adjoining land,

o groundwaters and surface waters,

o ecological systems,

o archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

If required:

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accord with the advice in the NPPF of 2012.

Storage of refuse

11. No development shall take place until details of the provision for the storage of refuse and recycling materials for the dwellings has been submitted to and approved in writing by the Local

Planning Authority. The dwellings shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

SUDS

12. The dwellings hereby permitted shall not be occupied until the sustainable drainage measures identified in the approved layout plans have been implemented/provided in accordance with the approved details. The sustainable drainage measures shall be maintained in the approved condition thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

Minerals

13. No development shall take place 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, particularly the eastern end of the site where it is proposed to locate the sustainable urban drainage system.
- 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 Planning Authority, and such an agreement not to be unreasonably refused; and
- 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: To ensure compliance with Policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire to ensure the appropriate use of the identified mineral resources located beneath the application site.

Amended plans

14. The development must be constructed in strict accord with the layout and revised access arrangements as submitted on the 25th October 2016 to the LPA --namely plan numbers BFM 08--revised red line plan, drawing numbers 58286 -6C, 58286-5C, and the plans as contained in the updated technical note on highways ITB 9002-OO3C received on the 25th October 2016.

Reason: To clarify the permission in accord with the advice in the DMPO of 2015.

Travel plan.

15. No development shall commence until the owner has finalised and received approval in writing from the Local Planning Authority of a detailed Residential Travel Plan to include a firm list of commitments. The owner shall implement the approved Travel Plan from first operation/occupation of the development and take reasonably practicable steps to achieve and maintain the agreed targets within the timescales set out in the plan.

Reason: To ensure the development reduces reliance on private motor vehicles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Supplementary Planning Document Quality Design (June 2006), and Policy LTP SC1 of the Local Transport Plan for West Berkshire 2011-2026

Cycle and motorcycle storage

16. Full details of secure cycle storage in accordance with the West Berkshire Council 'Cycle and Motorcycle Advice and Standards for New Development, November 2014 shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The approved cycle storage shall be provided prior to the occupation of each dwelling and thereafter retained for this purpose at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS 14 of the West Berkshire Core Strategy (2006-2026) and Policy LTP K13 of the Local Transport Plan for West Berkshire 2011-2026.

Electric charging points.

17. The buried infrastructure to enable future residents to fit an electric vehicle charging point without recourse to excavating, other than within their allocated parking space(s), should be provided for each house and shared parking courts on the development.

Reason: To ensure that the development provides for predicted future growth in ultra low emission vehicle ownership. This condition is imposed in accordance with point ix. of Policy P1 of the West Berkshire Housing Site Allocations DPD; and West Berkshire Council Local Transport Plan, policies LTP K1 (Travel Choice), LTP SC3 (New Technology), and LTP K5 (Climate Change).

Archaeology.

18. 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 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 in accord with the advice in the NPPF of 2012.

Stoney Lane width.

19. No dwelling shall be occupied until the carriageway of Stoney Lane, between the northwest corner of the development site and Pine Ridge has been widened in accordance with drawing no. ITB9002-GA-001 rev.J and any statutory undertaker's equipment or street furniture re-located in accordance with current WBC carriageway standards.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

Speed limit.

20. No development shall commence until details of how the '30/National' speed limit change

will be relocated approximately 220metres north, together with an entry feature and associated street lighting have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the speed limit will be relocated including details of the gateway feature and associated lighting on Stoney Lane. No dwelling shall be occupied until the speed limit change has been relocated and street lighting has been provided in accordance with the approved details.

Reason: To ensure the development is served by an adequately lit highway in order to maintain road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Footway

21. No dwelling shall be occupied until a two metre wide footway to be constructed on the east side of Stoney Lane, between the southwest corner of the development site and no.63 Stoney Lane, including a dropped kerb crossing over Stoney Lane, have been constructed in accordance with the approved drawing(s) and any statutory undertaker's equipment or street furniture located in the position of this footway has been re-sited to provide an unobstructed footway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians. 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).

Forward visibility splays.

22. No dwelling shall be occupied until the visibility splays at the two new accesses on to Stoney Lane have been provided in accordance with drawing number ITB9002-GA-001 rev.J. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: 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).

Children's play area specification.

23. No development shall commence until a specification for the children's play area has been submitted to and approved in writing by the LPA. The play area shall then be built out in strict accord with the details as approved.

Reason . To ensure good play facilities in accord with the advice in the NPPF of 2012.

INFORMATIVE:

- 1 This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.

- 2 The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil

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

DC