

**WESTERN AREA PLANNING COMMITTEE
ON 23 NOVEMBER 2016**

UPDATE REPORT

Item No: (2) **Application No:** 16/01489/OUTMAJ **Page No.** 275 - 292

Site: Coley Farm, Stoney Lane, Ashmore Green

Planning Officer Presenting: Michael Butler

Member Presenting: N/A.

Parish Representative speaking: Mr Mike Munro

Objector(s) speaking: Mrs Veronica Koroleva
Mr Keith Benjamin

Supporter(s) speaking: N/A

Applicant/Agent speaking: Ms Rebecca Humble – WYG
Mr Mark Norgate – Donnington New Homes
Mr Ben Thomas – iTransport
Mr Glenn Charles – C&A Consulting Engineers

Ward Member(s): Councillor Garth Simpson

Update Information:

For clarification, should the application be resolved to be refused by Committee, the Development Control Manager, under his delegated powers, has determined that the application should be referred up to District Planning Committee because the application now conforms to the emerging Development Plan and to reject it would accordingly be contrary to that Adopted Plan.

Additional SUDS condition recommended :-

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-

Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;

- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- d) Include a drainage strategy for surface water run-off from the site since no discharge of surface water from the site will be accepted into the public system by the Lead Local Flood Authority;
- e) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than Greenfield run-off rates;
- f) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- g) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change; *[see note opposite regarding possible variations to C/C rate]*
- i) Include flood water exceedance routes, both on and off site; Include flow routes such as low flow, overflow and exceedance routes;
- j) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- k) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- l) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- m) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
- n) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;
- o) Include a Flood Risk Assessment (FRA) for developments located in areas at risk of flooding (Flood Zone 2 and 3) or developments larger than 1 hectare;
- q) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible.
- r) Apply for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc)
- v) Assess the volume of run-off from Stoney Lane uphill of the site entrance and accommodate this flow within the site drainage scheme.

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings hereby permitted are occupied . The sustainable drainage measures shall be maintained and managed in accordance with the condition thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

Condition 12 on the agenda can be deleted accordingly.

Additional consultation responses.

Waste Management are now content with the amended plans.

Newbury Town Council - No objection on the amended plans.

Tree Officer - Has examined the concerns of local objectors in regard to the loss of hedgerow along the east boundary of Stoney Lane, and the potential impact on local trees on the west boundary due to the widening of the highway proposed. He concludes that the development, whilst having an impact on green infrastructure as identified in policy CS18 in the Core Strategy is capable of approval, subject to conditions. These correspond to a landscaping scheme, arboricultural method statement, tree protection scheme, and management plan. These can be applied at the reserved matters stage [if planning permission is granted] and will still be pre-conditions as no development can commence until a reserved matters application has been approved and all relevant pre conditions discharged. It is not necessary to apply these conditions at this outline stage.

Three additional letters of objection received on the amended plans since the report was written. Concerns as noted before on the agenda report, i.e. access, drainage, impact on hedgerow, lack of infrastructure, visual impact. One letter of objection noting that if the applicant had been required to provide suitable on site public open space [rather than the existing off site provision] the number of dwellings would have been required to fall. Final letter of objection welcomes the new footway section, and the widening of Stoney Lane although there will still be an impact from increased traffic flows. Does not consider the new access via Laud Close to be a good idea since this would exacerbate local drainage flows. Still objects overall.

Natural England have now removed their initial objection on the lack of information on SUDS which could have resulted in a detrimental impact on the catchment of the River Kennet and Lambourn SSSIs. With the addition of the SUDS condition above the additional detail provided, with additional conditions recommended by NE, this will be sufficient to allay fears regarding the SSSI catchment.

A video has been received from a member of the public indicating the current drainage problems on site, in his opinion.

The Council landscape consultant has formally responded on the amended plans received. Her conclusions are that the following issues - 2 and 3 would need to be secured at the reserved matters planning stage.

- 1 - Acceptable that the revised layout moves the overall development 2.5m to the east so allowing more of the hedgerow to be retained.
- 2 - A strategy for the treatment of the internal and external boundaries will need to be developed.
- 3 - A strategy for the long term management of the site landscaping will need to be developed.

The case officer is satisfied that given the additional conditions recommended by the Tree Officer [see above] the above issues can be resolved.

Typographical error. Para 6.2.3 Line 3rd from last. "distrusted" should read "distributed".

It is understood that there are no personal injury accidents recorded along Stoney Lane on the data base derived from Council highways records.

DC