

Appendix 4.

Proposed reasons for refusal on application 16/01489/outmaj.

1. The applicant has failed to complete a s106 planning obligation, to deliver the required affordable housing on site, the s278 highways works, and the commuted public open space sums. Accordingly it is contrary to policies CS5 and CS6 in the Council's Adopted Core Strategy 2006 to 2016, the advice in the NPPF of 2012 and the advice in the NPPG of 2014. It is thus unacceptable.

2. The Council is not satisfied that the level of projected traffic arising from the development, especially at peak periods, will be acceptable, having regard to the already congested highway network to the south of the application site. Accordingly, having regard to the advice in bullet point 3 of para 32 of the NPPF the impact is considered to be severe and so unacceptable being contrary to the advice in policy CS13 in the Council's Core Strategy of 2006 to 2026.

3. The Council considers that the level of visual harm arising from the proposed 75 dwellings on this elevated site, important to the north east setting of Newbury, will be unacceptable, having regard to the high inherent quality of the local area. Accordingly it is considered contrary to policies CS18 and CS19 in the West Berkshire Core Strategy of 2006 to 2026, and the advice in para 109 of the NPPF. It is thus unacceptable.

4. The Council is not satisfied that the proposed SUDS works associated with the application in question will be sufficient to mitigate the harm that may be caused in the future in terms of both on and off site flooding. This in turn will be harmful to local amenity and contrary to policy CS16 in the West Berkshire Core Strategy of 2006 to 2026, and the advice in para 103 of the NPPF. It is thus unacceptable.

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