

**WESTERN AREA PLANNING COMMITTEE
ON 15TH MARCH 2017
UPDATE REPORT**

Item No: (1) **Application No:** 16/02529/OUTD **Page No.** 17 - 42

Site: Land adjacent to Summerfield, The Ridge, Cold Ash.

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Councillor Munro

Adjoining Parish Representative speaking: N/A

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Objector(s) speaking: Mr Simon Vanstone

Supporter(s) speaking: N/A

Applicant/Agent speaking: Miss Kirstin Gray

Ward Member(s): Councillor Garth Simpson

Update Information:

Affordable Housing -

Over the past few weeks, there has been increasing confusion about the application of an Affordable Housing Contribution from developers involved in developments of small residential developments.

Since the High Court case involving Reading Borough Council and this Council, there have been various interpretations of the criteria involved in such developments culminating in a statement issued by The Planning Inspectorate on Friday of last week which recognised that several Planning Inspectors have interpreted the criteria incorrectly.

Unfortunately, in this case, the issue of an Affordable Housing Contribution has not been raised or discussed with the applicant or agent until The Planning Inspectorate confirmed the position in their very recent statement.

In the circumstances, the recommendation (Section 8) in this case has to be amended to recommend that outline planning permission be granted subject to a legal agreement to make an Affordable Housing Contribution following negotiations with the Housing Section of the Council.

Section 8. Recommendation should therefore read:-

The Head of Planning and Countryside be authorized to GRANT Conditional Outline Planning Permission subject to the completion of a S106 planning obligation in respect of affordable housing provision in accordance with Policy CS6.

Reference to the AONB

At paragraph 6.1.3, the reference to Policy ADPP5 should be removed. The land to the north of The Ridge is within the AONB, but it should be noted that the site is not included within the AONB designation. In this regard, paragraph 6.2.1 should also be amended to read '*situated adjacent to and within the setting of North Wessex AONB*'. All remaining references to the impact on the AONB relate to the impact on the setting of the AONB.

Paragraph 6.7.1 should be amended to read The CIL Charging Schedule sets out that the amount calculated is to be determined under the Newbury and Thatcham Residential Rate of £75 per m2.

Ecology

An additional Ecology response has been received further to that provided in Section 3. Consultations and Representations which states:

'This application is accompanied by a Phase I Ecological Assessment (PV Ecology, April 2016) and a Phase II Bat and Reptile Report (PV Ecology, September 2016). The site comprises improved agriculturally-derived grassland with species-poor boundary hedgerows and is considered to be of low ecological value overall. There is limited potential for protected species to occur within these habitats, although further surveys have recorded five bat species foraging/commuting within/through the site and very small numbers of slow-worm and grass snake at the boundaries.

In terms of mitigating any ecological impacts, the ecology reports recommend that artificial lighting is minimised so as to avoid excessive spillage onto identified bat flight routes. A reptile receptor area is to be established along the southern boundary. These measures are acceptable and proportionate to the predicted impact'.

The consideration provided at paragraph 6.6.1 remains unaltered by the above consultation response.

DC