

| Item No | Application No. and Parish | Proposal, Location and Applicant |
|---------|----------------------------|--|
| (1) | 16/02407/FULD Basildon | Demolition of existing house containing 3 units and erection of 3 houses with garages. Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN Mr John Wakefield |

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref16/02407/FULD>

Recommendation Summary: Subject to no adverse comments being received from highways, to **DELEGATE** to the Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions recommended below (section 8.1) and no adverse comments from the highways and tree officers.

Ward Members: Councillor Alan Law

Reason for Committee Determination: More than ten letters of objection received

Committee Site Visit: 17 May 2017

| Contact Officer Details | |
|-------------------------|-----------------------------|
| Name: | Simon Till |
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1. Relevant Site History

15/01115/FULD: Demolition of existing barn and dwelling and erection of 3 houses with garages. The existing building being divided into 3 separate council tax units. Withdrawn 13 July 2015

15/03168/FULD: Demolish existing buildings and replace with new dwelling. Withdrawn 14 March 2016

2. Publicity of Application

Site Notice Expired: 23 October 2016
Neighbour Notification Expired: 22 September 2016

3. Consultations and Representations

3.1 Consultations

Parish

Basildon Parish Council has considered PA16/02407 - Knappswood Farm:demolition of existing dwellings and construction of three new dwellings - and objects on the following grounds:

1. The site is outside the settlement boundary and the increase in the extended area relative to that of the existing building should comply with the recommended amount of a maximum of 50% but in this case (based on the figures in the CIL forms) appears to be approximately 60%.
2. Although the design of the houses is in keeping with development in Knappswood Close it extends the area of housing of suburban appearance further into the countryside in an undesirable way.
3. The addition of what in effect amounts to another layer of housing outside what is already tandem development off Pangbourne Road simply worsens an already undesirable situation in the predominantly single layer of development along the Pangbourne Road.
4. There is a small incursion into space outside the domestic curtilage associated with the existing dwellings.
5. Council notes the comments made by Highways concerning the access and sight lines and assumes that they will be followed up but must point out that since the applicant does not control all the land on either side of the very narrow access road nor in particular at the point of access to the Pangbourne Road it is difficult to see how the problems about widening the access

and establishing satisfactory sight lines can be overcome.

6. Council assumes that the views of neighbours will be taken into account before a decision is reached.

Once again, more in hope than expectation that it will have any effect, Council feels that it should point out how much it deprecates the continuing removal of what little affordable housing exists in Basildon by extension or demolition of small dwellings and their replacement by larger dwellings. WBC policy states that it has an aim to secure a mix of housing but there is no sign whatsoever of practical measures to achieve this desirable state of affairs.

| | |
|--------------------------------|--|
| Highways | Comments pending on date of writing |
| Ecologist | No objections subject to conditions securing bat boxes and landscaping to secure improvements to local wildlife habitats |
| SuDS | No comments received by date of writing. |
| Waste Management | No objections. |
| Tree officer | Comments pending on date of writing. |
| Environmental Health | <p>A former pit approximately 40m to the south of the site has been identified as potentially contaminated. Previous uses of the site could also have caused land contamination. Investigations should be undertaken and any necessary mitigation carried out to make sure the site is suitable for use once developed.</p> <p>Demolition and construction activities should be controlled to minimise the impact on people living and working nearby.</p> <p>Conditions recommended in respect of potential land contamination and hours of work.</p> |
| North Wessex Downs AONB | No comments received by date of writing |

3.2 Representations

Total: 23 Object: 23 Support: 0

The material planning considerations raised in the objections received are as follows:

- Narrow access and poor visibility at junction with Pangbourne Road;
- Disruption due to construction traffic;

- Precedent for future development of surrounding Knappswood Farm;
- Poor quality design of proposed dwellings
- Loss of two smaller, more affordable housing units and loss of diversity of housing;
- Outside of settlement development;
- Increase in traffic noise;
- Loss of rural land;
- Increase in size is disproportionate and contrary to requirements of Policy ENV20 (former policy on replacement dwellings in the countryside, superseded by Policy C7);
- Insufficient parking;
- Loss of agricultural land and potential loss of business uses from the surrounding Knappswood Farm site;
- Lack of contribution to the local rural economy and community;
- Inadequate access to public transport;
- Potential for future change of use of plot 2 to a HMO;
- Loss of views from surrounding residential properties.

4 Planning Policy

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006-2026, the West Berkshire Housing Site Allocations Development Plan Document (2017) and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).
- 4.2 Other material considerations include government legislation and guidance, in particular:
- The National Planning Policy Framework (March 2012) (NPPF);
 - By Design: urban design in the planning system: towards better practice (DETR/CABE);
- 4.3 The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:
- ADPP1: Spatial Strategy;
 - ADPP5: North Wessex Downs AONB;
 - CS4: Housing Type and Mix;
 - CS13: Transport;
 - CS14: Design Principles;
 - CS16: Flooding;
 - CS17: Biodiversity and Geodiversity;
 - CS18: Green Infrastructure;
 - CS19: Historic Environment and Landscape Character.
- 4.4 The Policies of the West Berkshire Housing Site Allocations Development Plan Document (2017) attract full weight. The following policies are relevant to this application:
- C1: Location of New Housing in the Countryside;
 - C3: Design of New Housing in the Countryside;
 - C7: Replacement of existing dwellings;
 - P1: Residential Parking for New Development.

4.5 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 attract due weight in accordance with their degree of consistency with the policies of the National Planning Policy Framework. The following saved policies are relevant to this application:

- TRANS1: Meeting the Transport Needs of New Development;
- OVS5: Environmental Nuisance and Pollution Control

4.6 In addition, the following locally adopted West Berkshire Council policy documents are relevant to this application:

- Supplementary Planning Document, Quality Design (June 2006): Part 2, Residential Development & Part 4, Sustainable Design Techniques.
- The West Berkshire Planning Obligations Supplementary Planning Document (2014);
- The North Wessex Downs AONB Management Plan (2015-2019);
- The Basildon Village Design Statement (VDS) 2001

5. Description of Development

5.1 The application site is located outside of the defined settlement boundary, and is situated within the North Wessex Downs Area of Outstanding Natural Beauty, in land to the south east of Upper Basildon.

5.2 The site currently contains a detached farmhouse that has been historically subdivided into three separate dwellings and is occupied as such. The existing farmhouse is a substantial building that includes a number of well established extensions. It is situated to the west of a yard containing buildings that are associated with the use of land surrounding the site for equine purposes.

5.3 Immediately north of the site is a substantial barn and stables, and another barn and collection of buildings associated with the equine use of the surrounding land is located to the south east. Land surrounding the site to the south and west is open and rural in character, while to the north, beyond the existing barn and stables is residential development forming the suburban edge of the settlement boundary, and consisting predominantly of detached dwellings in large plots of mixed age and character.

5.4 The proposed works are for the demolition of the existing three dwellings comprising the farmhouse and the erection of three replacement dwellings slightly to the west of the existing building. As part of the proposal approximately 140 square metres of equine land to the rear of the proposed dwellings would be taken into residential use.

5.5 During the course of this application amended plans have been submitted which revise the orientation, external design and floorplans of the proposed dwellings, and revising the location plan to provide equal amenity space to plots 1 and 3.

6. Consideration of the Proposal

6.1 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

6.1.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). A screening opinion has been issued confirming the proposed development is not EIA development and therefore an Environmental Statement is not required.

6.2 Appraisal

6.2.2 The main issues for consideration in the determination of this application are:

- Principle of development
- Impact of the proposed works on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty
- Impact on highway safety;
- Impact on ecology

6.3 The principle of development

6.3.1 The application site lies outside of the defined settlement boundary in land defined as countryside under Core Strategy Policy ADPP1. Policy C1 of the Housing Site Allocations DPD sets out the defined settlement boundaries within which there is a presumption in favour of sustainable development. Outside of the defined settlement boundary, as is the case in this application, development must be assessed on the basis of the relevant policies in respect of development in the countryside.

6.3.2 The proposed works consist of the demolition and replacement of a single building that has been subdivided into three separate dwellings. Policy C7 of the Site Allocations DPD requires, inter alia, that the replacement dwelling is proportionate in size and scale to the existing dwelling. While the site currently comprises of a single dwelling that has been historically subdivided, and therefore consists of one larger and two smaller dwellings, due to the conjoined nature of these dwellings and the visual impact of the building as a whole (which is discussed below) your officer considers that the proposal to subdivide this built form into three distinct detached dwellings would result in a reduced level of visual intrusion over the single substantial dwelling proposed under withdrawn application 15/03168/FULD. The application proposes an increase in volume of approximately 33% from that of the existing dwelling. While the cumulative floor area increase would be greater (approximately 46%) the proposed replacement dwellings are not considered to entail a disproportionate increase in the amount of residential development on the site, and as discussed below, are considered to reduce the visual impact of residential development on the site in the surrounding sensitive landscape of the AONB, as required by criteria 3 of Policy C7.

6.3.3 Policy C7 goes on to require that replacement dwellings do not entail an extension of the existing curtilage unless such an extension is required in order to provide parking or amenity space to be consistent with dwellings in the immediate vicinity. As noted above the proposed works would entail the change of use of approximately 140 square metres of equine land to residential use. This would be

for purposes of providing equal garden sizes to plots 1 and 3. It is considered that in light of the size of the garden of the existing farmhouse, the size of garden plots in the immediate vicinity of the site, and the small amount of land concerned that on balance this extension to the residential curtilage is justified.

- 6.3.4 The Parish and objectors to this application have raised concerns with the loss of more affordable small scale units that would be entailed. The existing site does include two flats that form extensions to the dwelling and have been historically subdivided from it. Your officer has considered these matters against the requirements of Policy CS4, which requires development to contribute to the delivery of an appropriate mix of dwelling type and size. While it is unfortunate that the proposed works would result in the loss of small dwellings in this location this is a minor disbenefit of the scheme, which would have the advantage of improving the environmental qualities of the site considerably while retaining the provision of three dwellings on site. It is therefore considered that while the proposed works would result in the loss of two smaller dwellings from the local housing stock in the area this would not result in sufficient harm to the diversity of housing available in Upper Basildon to result in a reason for refusal of the application.
- 6.3.5 Further concerns are raised by the Parish and in letters of objection with the impact of the proposed works on the equine and agricultural businesses in operation on Knappswood Farm. In consideration of the existing residential elements on the site the proposed use for dwellings is considered to be compatible with these business uses. Previous applications that entailed the loss of a barn that was in use for these businesses were withdrawn, and your officer advised the applicant that the retention of the existing business uses of the site would be preferred due to its benefit to the local rural economy. The application documents raise the potential for the proposed dwellings to be associated with the business uses on the site. However, it is considered that this would not prove practical to secure in light of the lack of tie of the existing dwellings to these businesses and the small scale nature of the businesses on the site. Nevertheless, the proposed works are not considered to result in a loss of agricultural or equine land such as would be detrimental to the continued use of the wider Knappswood Farm site for these business purposes and the associated benefits to the local rural economy.
- 6.3.6 In light of the above considerations the principle of development is accepted in this case.

6.4 Design and impact on the character and appearance of the North Wessex Downs AONB

- 6.4.1 The existing three dwellings on the site consist of the farmhouse itself, a single storey flat to the north-west and a single storey annexe to the north-east. Due to the amount of extension that has been undertaken the building appears unattractive and overextended. Your officer therefore considers the existing building to have a detrimental impact on the character and setting of the site within the surrounding AONB.
- 6.4.2 The proposed scheme of three replacement dwellings seeks to consolidate the provision of housing on the site into a traditional layout of a main dwelling and two smaller associated cottages, borrowing from the agricultural/equine context of the rural area and breaking up the built form of this residential element within the

landscape. Following discussions with officers the scheme has been revised to orientate the dwellings to better address the layout of the surrounding yard and to reflect the pattern of development of the neighbouring buildings. Revisions to the design of the proposed dwellings have sought to reflect the rural character of the site while borrowing from some of the styles used in nearby dwellings such as long roof slopes and half-hipped gables. It is considered that by breaking up the built form on the site and replacing the existing overly extended and incongruous farmhouse with three dwellings that achieve a considerably higher standard of design the proposed works would considerably improve the impact of the site in surrounding views, particularly those from the fields west and east of the site and the line of residential development to the north.

- 6.4.3 It is noted that objections to the application raise concerns with the amount of development proposed on the site and the urbanising influence of providing three replacement dwellings and their associated residential curtilages. However, as discussed above, the proposed works are considered to comply with the requirements of Policy C7 in this respect. In seeking to replace three dwellings of appreciably poor character and appearance in a visually sensitive location open to views from the wider surrounding AONB with three dwellings of a good quality of design in keeping with their rural surroundings, albeit that they would have more uniformity in terms of layout than the existing building, your officer does not consider that the proposed works would result in a detrimental or unduly urbanising impact on the character site or the surrounding AONB.
- 6.4.4 In light of the above considerations the proposed works are considered to comply with the requirements of Policies C3, CS14 and CS19 in terms of design and visual impact.

6.5 Impact on highway safety

- 6.5.1 A number of letters of objection raise concerns in respect of the impact of the proposed works on highway safety. At the time of writing the highways officer had not finalised her comments. However, it is noted that the proposals would utilise the existing access which already serves the existing three dwellings on the site as well as the neighbouring equine and agricultural uses of Knappswood Farm. The number of dwellings on the site would not increase. Therefore, the proposed works are not considered to result in a significant number of additional vehicle movements utilising the access. Parking provision is adequate to meet levels specified under Policy P1. Therefore, subject to no adverse comments being received from the highways officer the proposed works are considered acceptable in terms of their impact from the highway.
- 6.5.2 It is noted that objections raise concerns with access to public transport from the site. However, the site is not distant from the settlement boundary and is considered to have the same access to public transport as those dwellings within the settlement boundary. The proposed works do not increase the number of dwellings on the site, and are therefore not considered to significantly increase the number of journeys by private motor car in a manner such as might raise concerns with the sustainability of the site in terms of its location.

6.5.3 Your officer notes concerns raised by objectors in respect of disruption during construction. A condition is therefore recommended requiring provision of a Construction Method Statement to control construction activities on the site. Further information will be provided on the update sheet once a final highways response has been issued.

6.6 Impact on ecology

6.6.1 The application is accompanied by an ecological study which identifies the potential of the site to contribute to foraging locations for bats and roosting for birds. It goes on to recommend that a scheme of landscaping and bat boxes would improve these aspects of the site. Therefore conditions are recommended to secure these articles in order to improve the quality of the site for local wildlife.

6.7 Other matters

6.7.1 It is noted that objections to this application raise concerns in respect of the proposed development creating a precedent for further residential development outside of the settlement boundary and within the surrounding Knappswood Farm site. However, the circumstances under which the principle of the replacement dwellings proposed is particular to this scheme in that the number of dwellings proposed equals those already on the site, that the proposed curtilage extension is limited and will not result in detrimental loss of agricultural or equine land and that the existing building is of such poor quality design and appearance within the landscape that replacement with dwellings of a good standard of design will improve on the contribution that this residential element of the site makes to views of the Knappswood Farm site as a whole. Any other planning application for development in the surrounding area would have to be considered on its own merits.

6.7.2 Objections raise concerns with the increase in traffic noise associated with the site. However, as the existing site contains three dwellings, and the proposed works are for three replacement dwellings, the increase in vehicle movements on an access already used by both residential and business occupants is not considered to be of a level that would result in detriment to the amenity of neighbouring occupants.

6.8 The presumption in favour of sustainable development

6.8.1 This application has been assessed in terms of the above matters and the principle roles of sustainable development identified in the NPPF, these being the economic role, social role and environmental role.

-In terms of the economic role of sustainable development, the proposed works are considered to result in the retention of levels of housing on the site while not resulting in the loss of the existing surrounding business uses within Knappswood Farm, and are therefore considered neutral

-In terms of the social role of sustainable development, the application would result in the retention of existing housing numbers on the site. However they would result in the loss of two smaller housing units, providing a minor disbenefit in terms of overall housing provision in the area;

-In terms of the environmental role of sustainable development, in light of the poor quality and appearance of the existing farmhouse and its associated extensions the

proposed works are considered to significantly improve on the appearance of the site in surrounding views, benefitting the character of the site within the surrounding AONB. The works are not considered to result in harm to local ecology or wildlife and as such are considered to make a positive contribution to the environmental sustainability of the site.

6.8.2 In light of these considerations the proposed works are not considered to be contrary to the aims of sustainable development that are set out in the NPPF.

6.9 Community Infrastructure Levy

6.9.1 The amount of CIL payable for the proposed works has been calculated at £29,603.57. This is based on a preliminary calculation, subject to review by the case officer.

7. Conclusion

7.1 The proposed stable block is considered to be of a good quality of design that would be in keeping with its rural surroundings, while the works are not considered to be such as to entail significant or materially harmful impacts on the quality of the surrounding environment. As such the proposed works are considered acceptable.

8. Recommendation

To **DELEGATE** to the Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in Section 8.1 and any other conditions recommended by the highways officer and tree officer and no adverse comments from the highways officer and tree officer.

8.1.1 Conditions

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development of the replacement dwellings hereby approved shall be carried out in accordance with the following plans:

Amended drawing numbers 7756.6, 7756.7, 7756.8 received 09 May 2017, 7756.9A, 7756.11 received 24 April 2017 and the amended location plan received by email dated 15 May 2017.

Reason: For the avoidance of doubt, in the interests of proper planning.

3. Irrespective of details given in the approved plans and documents no development of the approved dwellings shall commence until samples of all external materials to be used have been submitted and approved under a formal discharge of conditions application. The approved dwellings shall be constructed in accordance in accordance with the approved schedule of materials.

Reason: In the interests of visual amenity in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

4. No development shall take place until a Construction Method Statement has been submitted and approved under a formal discharge of conditions application. The development shall be carried out in accordance with the approved Construction Method Statement. The Construction Method Statement shall provide for:
 - (a) The parking of vehicles of site operatives and visitors
 - (b) Delivery, 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).

5. No development of the approved dwellings shall take place until details of the surfacing arrangements for the vehicular access to the highway have been submitted to and approved under a formal discharge of conditions application. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 3 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest 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).

6. No development of the approved dwellings shall commence until full details of any lighting to be erected, including the complete specification and location of all external lights, has been submitted and approved under a formal discharge of conditions application. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, no other external lighting shall be erected on the site.

Reason: In the interests of visual amenity and to prevent encroachment of illumination into the night skies in the North Wessex Downs Area of Outstanding Natural Beauty in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

7. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, no extensions or outbuildings shall be erected, or alterations to the roofs made, to the dwellings

hereby approved unless planning permission has been granted on a planning application made for these purposes.

Reason: In the interests of visual amenity and to avoid the overdevelopment of a site within the North Wessex Downs Area of Outstanding Natural Beauty, in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy C3 of the West Berkshire Council Housing Site Allocations DPD (2017).

8. The dwellings hereby approved shall not be occupied until a scheme of bat boxes to be provided on the site has been submitted and approved under a discharge of conditions application. The dwellings shall not be occupied until the bat boxes have been erected in accordance with the approved scheme. The bat boxes shall be retained in accordance with the approved scheme thereafter.

Reason: To conserve and enhance the qualities of the site for local wildlife in accordance with Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

9. No development of the approved dwellings shall commence until details of a scheme of landscaping to be implemented on the site have been submitted and approved under a discharge of conditions application made for this purpose. The scheme of landscaping shall ensure:

- (i) Identification of all trees and shrubs scheduled for retention on the site;
- (ii) Identification of native varieties of trees and shrubs for all new planting;
- (iii) Full implementation of the scheme of landscaping within the first planting season following occupation of the replacement dwellings;
- (iv) That all trees and shrubs that form part of the approved landscaping are retained for a period of five years following planting and that during this period any trees or shrubs that become diseased, damaged or die are replaced with plants of the same species and a similar size during the following planting season.

The landscaping of the site shall be undertaken in accordance with the approved scheme.

Reason: In order to secure the benefits of landscaping to soften the visual impacts of development on a sensitive site within the North Wessex Downs AONB and to provide opportunities for local wildlife in accordance with the NPPF and Policies CS14, CS17 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

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.

a) 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:

- human health,

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

- adjoining land,

- groundwaters and surface waters,

- ecological systems,

- 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'.

b) 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.

c) 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.

d) 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 part (b) of this condition, 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 part (c) of this condition.

If required:

e) 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 accordance with the NPPF and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

11. 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 accordance with the NPPF and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

12. No development of the approved dwelling shall commence until a scheme of boundary treatments to be erected on the site has been submitted and approved under a formal discharge of conditions application. The dwelling shall not be occupied until the boundary treatments have been erected in accordance with the approved scheme. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015, or any subsequent version thereof, no boundary treatments shall be erected on the site except for those forming part of the approved scheme.

Reason: In the interests of visual amenity and to prevent the use of boundary treatments that might have an unduly urbanising impact on the character of Green Lane in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

13. The dwellings shall not be occupied until the vehicle parking and turning spaces have been surfaced, and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking of private motor cars and at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect 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).

14. No development shall take place until details of the cycle parking and storage spaces have been submitted and approved under a formal discharge of conditions application. The dwelling shall not be occupied until the cycle parking and storage spaces have been provided in accordance with the approved details. The cycle parking and storage shall be retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. 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).

15. No development shall take place until a scheme of surface water drainage has been submitted and approved under a formal discharge of conditions application made for this purpose. The scheme shall incorporate sustainable drainage principles to deal with surface water run-off from the roof of the dwellings hereby permitted and within the application site. The dwelling hereby permitted shall not be first occupied until the scheme of surface water drainage has been implemented in accordance with the approved details. The approved method of surface water drainage shall be retained 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 Supplementary Planning Document Quality Design - Part 4 Sustainable Design Techniques (June 2006).