

Item No.	Application No. and Parish	13 Week Date	Proposal, Location, Applicant
(2)	17/02578/RESMAJ Sulhampstead	5 January 2018 ¹	<p>Approval of reserved matters following outline permission 14/01730/OUTMAJ (Appeal reference APP/W0340/A/2228089)- Erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. Matters seeking consent: Appearance, Landscaping, Layout and Scale.</p> <p>Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN</p> <p>HDD Burghfield Common Ltd</p>

¹ Extension of time agreed with applicant until 9 February 2018

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/02578/RESMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **APPROVE THE RESERVED MATTERS APPLICATION** subject to conditions

Ward Member: Councillor Keith Chopping

Reason for Committee Determination: Level of objection

Committee Site Visit: 31st January 2018

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1. INTRODUCTION

- 1.1 This application seeks approval of the reserved matters pursuant to the approval of outline planning permission at Firlands Farm for the erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. The matters seeking consent are Appearance, Landscaping, Layout and Scale.
- 1.2 This application is to be considered by committee because of the level of objection.

2. PLANNING HISTORY

- 2.1 The following applications are relevant to this site and development:
- 14/00605/SCREEN: EIA Screening Opinion Request. Determined EIA not required 14/04/2014.
 - 14/01730/OUTMAJ: Outline application for the erection of up to 129 dwellings with vehicular access on to Hollybush Lane and associated public open space, landscaping and drainage work. Matters to be considered: Access. Refused planning permission 22/10/2014.
 - APP/W0340/A/14/2228089: Appeal against refusal of 14/01730/OUTMAJ. Amended scheme for 90 dwellings granted planning permission by Planning Inspectorate 06/07/2015.
 - 16/01413/COND1: Application for partial approval of details reserved by Condition 10 (Foul Water) of Planning Permission APP/W0340/A/14/2228089 (14/01730/OUTMAJ). Approved 20/07/2016.
 - 17/01449/COND2: Application for approval of details reserved by Condition 9 (SuDS) of Planning Permission APP/W0340/A/14/222808 (14/01730/OUTMAJ). Approved 13/09/2017.
- 2.2 Following the refusal of 129 dwellings, a reduced scheme for no more than 90 dwellings was granted outline planning permission on appeal. Whilst the description of development refers to up to 129 dwellings, Condition 5 of the Outline Permission stipulates the maximum of 90 dwellings that shall generally accord with the principles shown on the Revised Parameters Plan EMS.2458_008C.
- 2.3 A S106 unilateral undertaking was deposited as part of the appeal, which is conditionable on the grant of planning permission at appeal and commencement of development. The undertaking obliges the site owners to offer to transfer (first to the Council, second to the Parish Council) the open space (collectively the space for play and amenity located generally in the northern area of the site and forming part of the woodland, and the village green) before occupation of 90% of the dwellings. If neither offer is accepted to set up a Management Company to manage the open space.

3. PROCEDURAL MATTERS

Environmental Impact Assessment

- 3.1 The Council issued a screening opinion for the development on 14th April 2014 (reference 14/00605/SCREEN), which concluded that the proposal is not EIA development, and therefore EIA was not required. Since the approval of the outline permission, the 2017 EIA Regulations have come into force. According to the Planning Practice Guidance, subsequent applications made after 6 April 2015 in respect of development which has never been determined to be EIA development should be treated in line with the revised thresholds. As such, a new screening opinion has been issued confirming that the proposal continues to not be EIA development.

Publicity

- 3.2 Publicity of the application has taken place in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the West Berkshire Council Statement of Community Involvement. Site notices were displayed along the site frontage on 31/10/2017 to expire on 21/11/2017. Neighbour notification letters have been sent to 102 local recipients.

Amended plans and documents

- 3.3 An application can be amended after it has been submitted. This often occurs to address any concerns raised by planning officers and/or consultees, and normally changes are accepted provided they do not substantially alter the original proposal. The table below summarises the amendments and additional information that have been received during the consideration of this application.

	Date	Summary
1	11/12/2017	These submissions address the following concerns raised by planning/housing/highway/tree/countryside officers: (a) Removal of curtilage and parking spaces from visibility splays. (b) Inclusion of build-out to road layout 90 degree corner to west of plot 19. (c) Re-siting of plots 61-62 to provide for deeper rear gardens. (d) Details of hard surface finishes. (e) Full update to landscaping sheets (hard and soft landscaping). Also showing provision of fruit trees within rear gardens of identified plots.
2	19/12/2017	(f) Revised tracking and visibility plans. (g) Amended adoptable highways plan showing inclusion of pedestrian footpaths. (h) New Plan showing pedestrian connectivity. For cross referencing in proposed access condition. (i) Plot/bedroom/parking space spreadsheet. (j) A long section between plots 65/66 and the existing dwellings at Acorn Gardens is provided. (k) The distribution of affordable housing has been amended. (l) An additional Ecological Management Plan has been submitted, to address BBOWT objection.

3	05/01/2018	Amended distribution of affordable housing, at requests of planning/housing officers. Due to the reconfiguration of the layout, the plot numbers have been regularised and house type drawings also updated accordingly.
4	10/01/2018	Amended Arboricultural Impact Assessment (with Method Statements and Woodland Management Plan).
5	18/01/2018	Further amended Arboricultural Impact Assessment (with Method Statements and Woodland Management Plan), correcting an error and superseding submission 4.
6	19/01/2018	Amended site plan to set back Plot 18 from the road and increase the width of the parking spaces for Plot 19, at request of Highway Authority.
7	19/01/2018	Amended site plan to make minor alterations to the road bend and build out junction to the front of Plot 18, at request of Highway Authority.
8	29/01/2018	Amended highways adoption plan to include internal visibility splays.

- 3.4 According to the PPG, where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary. In deciding whether this is necessary the following considerations may be relevant:
- Were objections or reservations raised in the original consultation stage substantial and, in the view of the local planning authority, enough to justify further publicity?
 - Are the proposed changes significant?
 - Did earlier views cover the issues raised by the proposed changes?
 - Are the issues raised by the proposed changes likely to be of concern to parties not previously notified?
- 3.5 All of the amendments made were technical in nature, involving direct negotiation with relevant officers, and unrelated to concerns raised through public consultation (as summarised in Section 4.2 of this report). Having regard to the advice in the PPG, full statutory and public re-consultation was not considered necessary.

Community Infrastructure Levy

- 3.6 As residential development, the proposal is CIL liable. Based on the applicant's completed CIL forms the liability of the development is £1,333,687.50. 40% of the units are affordable housing, and therefore these units will be eligible for social housing relief. The precise amount chargeable will be independently verified prior to issuing a CIL Liability Notice.

4. CONSULTATION

4.1 Statutory and Non-Statutory Consultations

4.1.1 The following is a summary of the consultation responses received. The full consultation responses are available on the Council's website.

Consultee	Response
Sulhampstead Parish Council:	No objections. The Parish Council is pleased to note the landscaping adjacent to Hollybush Lane, which will go some way towards screening the development. It is noted that there is still only one entry and exit to the site, which is of serious concern. Hollybush Lane is a very busy and at times congested road, and the extra traffic from Firlnads will add to this problem significantly. However, it is noted that matters related to access have already been determined.
Burghfield Parish Council (adjacent parish):	Object. Layout contravenes Burghfield VDS; concern over housing density; concerns over car parking provisions; storage and access for recycling waste collection; maintenance and ownership of public open space and play equipment, who will be responsible?
Ufton Nervet Parish Council (adjacent parish):	No objections.
Environment Agency:	Due to increased workload prioritisation we are unable to provide comments on this application. We are not a statutory consultee for reserved matters applications.
Natural England:	No objection (statutory nature conservation sites); refer to standing advice for protected species; encourage biodiversity and landscape enhancements.
Thames Water:	No objection (sewerage infrastructure capacity / surface water drainage strategy); no comments (water capacity).
Highways Authority:	No objections (following minor technical amendments).
Environmental Health:	No comments.
WBC Ecology:	No response.
WBC Lead Local Flood Authority:	No objections.
WBC Planning Policy Officer:	No comments.
WBC Transport Policy Officer:	No response
WBC Tree Officer:	Conditional permission (following minor amendments to landscaping scheme).
WBC Rights of Way Officer:	No response

WBC Housing Officer:	No objections (following minor amendments to affordable housing distribution)
WBC Education Officer:	No response
WBC Grounds Maintenance Officer:	Conditional permission (following minor amendments to landscaping scheme).
WBC Archaeological Officer:	No objection.
WBC Waste Management Officer:	Requested amendments.
WBC Minerals and Waste Planning Officer:	No response
Thames Valley Police:	No response
Royal Berkshire Fire and Rescue Service:	Conditional permission.
Ministry of Defence:	No response
West Berkshire Spokes:	No response
Ramblers Association:	No response
Berks, Bucks and Oxon Wildlife Trust:	Objection. Application does not demonstrate a net gain in biodiversity, does not adequately protect and enhance existing deciduous woodland which is a Habitat of Principle Importance under the NERC Act 2006, and risk potential disturbance to protected species.
NHS Care Commissioning Group:	No response

4.2 Public representations

4.2.1 Following public consultation, 12 individual contributors have made representations. All 12 object to the proposal. The issues raised can be summarised as follows:

- Loss of green space
- Brownfield sites should take priority
- Harm to the character and appearance of the area
- Harm to local distinctiveness of Burghfield
- Three storey dwellings are out of character with the area
- Adverse effect on biodiversity – harm to habitats and species
- Query proposed wildlife/ecological proposals
- Harm to woodland on the site
- Adverse effect on air quality
- Increased pollution
- Village is already overpopulated
- Traffic generation

- Concern with additional traffic generation in close proximity to a school
- Exacerbate existing traffic problems in the area
- Traffic problems around Hollybush Lane and Reading Road
- Traffic data supporting application is now out of date, particularly in relation to school travel
- Damage to speed bumps
- Increased noise from traffic
- Query parking provision and double parking on some plots
- Farm access is an attempt for future development beyond the application site
- Increased pressure on local infrastructure, services and amenities (exacerbating existing problems) – doctor surgeries, healthcare, schools, dentists, shops, police, sewerage, foul drainage
- No impact assessment of local schools
- Standing water on site and resulting drainage problems
- Query acceptability of the drainage information
- Flood risk assessment has not been updated
- Adverse effect on local house prices.

5. PLANNING POLICY

- 5.1 West Berkshire Core Strategy 2006-2026 (WBCS):
Policies: ADPP1, ADPP6, CS1, CS4, CS5, CS6, CS8, CS10, CS13, CS14, CS15, CS16, CS17, CS18, CS19
- 5.2 Housing Site Allocations Development Plan Document (HSA DPD):
Policies: GS1, P1
- 5.3 West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP):
Policies: OVS.5, OVS.6, TRANS.1, RL.1, RL.2, RL.3
- 5.4 Replacement Minerals Local Plan for Berkshire 2001 (RMLP):
Policies: 1 and 2
- 5.5 Material considerations:
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG)
 - Planning for Growth Written Ministerial Statement (23/03/2011)
 - House Extensions SPG (2004)
 - Quality Design SPD (2006)
 - Planning Obligations SPD (2015)
 - Burghfield Parish Design Statement (August 2011)

6. APPRAISAL

6.1 Principle of development

- 6.1.1 The principle of development has been accepted through the granting of outline planning permission, and does not fall to be re-considered under this reserved matters application. Access was also considered at the outline stage.
- 6.1.2 As such, the scope of this application is the consideration of the scale, layout, appearance and landscaping reserved matters, together with any planning considerations which arise from these matters.

6.2 Existing residential character of surrounding area

- 6.2.1 According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. Development proposals will be expected to (amongst others): make efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area; and consider opportunities for a mix of uses, buildings and landscaping.
- 6.2.2 According to Core Strategy Policy CS19, in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to (amongst others): the sensitivity of the area to change; and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.2.3 The Council's Quality Design SPD (Parts 1 and 2) also reinforces these policies in terms of ensuring new development is appropriate in scale to its context. Part 3 (Residential Character Framework) of the Quality Design SPD shows a mix of defined residential character areas within Burghfield.
- 6.2.4 In light of the above policies, it is of great importance that any development of the application site respects the existing residential character of the surrounding area. These considerations cross-cut issues of scale, layout, appearance and landscaping.
- 6.2.5 The residential development on the eastern side of Hollybush Lane, surrounding Willink School to the west, north and east is identified in the SPD as post war suburban. This character area covers a large area within the western extent of Burghfield and is therefore is considered to have the greatest influence of local distinctiveness. This housing comprises mainly small houses built in the post-war period. These are a combination of private developments and local authority planned residential growth. There is mainly two storey semi-detached houses, with some terraces.

- 6.2.6 In the main, houses have small plots with uniform frontages and building design. The street structure comprises looped roads with some cul-de-sacs. The houses generally have small, uniform front gardens, generally open to the road and absent of boundary treatments. The front of the plots are mostly defined by grass lawns and shrubs. There are generous highway verges, with maturing trees and substantial grassed areas, which contribute to the spaciousness of the area. Many houses have driveways, with some garages (both courts on integrated within houses), but on street parking is prevalent with some laybys.
- 6.2.7 The houses are mainly brick, with some rendered and clad elevations. The roofs are generally simple gable-ended, dual-pitched and tiled. Close boarded fencing and brick walls are the prevailing boundary treatments.
- 6.2.8 The residential development along Hollybush Lane to the east of Willink School and on the southern side of the road south-east of the application site, is identified in the SPD as semi-rural. These areas comprise very low density housing, mostly detached and semi-detached, with individual plots at irregular intervals. Most houses are two storey in scale with a number 2.5 storeys in scale. Some of these houses are historical ribbon development along Hollybush Lane, in addition to a few grounds of dwellings within separate and discreet 'estates'. These houses typically have significant setbacks, and front gardens and driveways enclosed by walls and hedgerows. They are typically on larger plots with generous gardens and mature landscaping. The houses are characterised by their variety in form and materials, and often have distinctive architectural detailing.
- 6.2.9 North-west of the application site along the southern side of Hollybush Lane is residential development identified in the SPD as post 2000 housing, with some pockets of semi-rural (matching the description above) as Hollybush Lane leaves the settlement. The post 2000 housing includes a discreet estate "Acorn Gardens", which abuts the application site to the north-west, and a small number of houses at Bramble Close, further north off Hollybush Lane.
- 6.2.10 These areas comprise predominantly houses of higher (PPG3) densities, although markedly spacious by comparison to many modern-day estates. Housing at Acorn Gardens is a mix of 2 and 2.5 storey scale, whereas Bramble Close is solely 2 storey. Nonetheless, the street structure features a typical block layout in a loose grid pattern, slight variations in building line and heights to break up the appearance of frontages, and smaller front gardens. There is, however, a good level of planting within the public realm that softens the overall appearance of the area. Parking is provided on street, on driveways, and within garages.
- 6.2.11 Overall, the surrounding area displays a mix of residential character that has evolved as the area has development. There is, however, local distinctiveness in terms of the scale, layout, road structure, appearance, architecture, frontage composition, parking, and landscaping that should inform the detailed design of this development.

6.3 Scale reserved matter

- 6.3.1 “Scale”, in relation to reserved matters, means the height, width and length of each building proposed within the development in relation to its surroundings.
- 6.3.2 The overall objective of the planning and development guidelines within the Burghfield Parish Design Statement is that new development should conserve and enhance the character of the Parish, incorporating sympathetic design and reflecting the surrounding environment. In particular, new development should respect the height of the existing and adjacent buildings and should essentially maintain a continuous building line, traditionally not exceeding 2 storeys.
- 6.3.3 At outline stage, the revised Design and Access Statement included a Scale and Massing Plan, which showed up to 2.5 storey development centrally within the developable area, and up to 2 storey development around the edges of the developable area. It was envisioned that *“[the] majority of houses will be no more than two stories tall (to a maximum of 9m from ffl to ridge). Some taller buildings are proposed along the [central] Street to create greater enclosure of this main route, enhancing legibility and creating character. These taller buildings will be two and a half storeys tall, to a maximum of 10.5m from ffl to ridge. Buildings are likely to be arranged as detached dwellings or semi-detached pairs, with occasional instances of small terraces.”* This information was illustrative given that scale is a reserved matter.
- 6.3.4 In the outline appeal decision letter, the Inspector commented that *“[a] condition [was] required to limit the maximum number of dwellings and ensure that development generally accords with the revised parameters plan in order to provide clarity and to safeguard the character and appearance of the area. Whilst the revised parameters plan is illustrative and did not form part of the application, the general extent of built development and open space and the retention of woodland are fundamental to the acceptability of the principle of the development on the site. [The Inspector did] not consider it necessary at [the outline] stage to specify the maximum height or number of storeys of the dwellings however as this would be dealt with through reserved matters.”*
- 6.3.5 The site topography is currently generally flat and there are no significant changes in ground levels between the site and surrounding land. However, the site ground levels are proposed to be raised by an average of 0.6m to facilitate an acceptable drainage scheme. This increase is considered tolerable, subject to the specific relationships between proposed development near the north-western and neighbouring buildings at Acorn Gardens. A Site Section (drawing P1387.SEC.01) has been provided to demonstrate this relationship, and raises no concerns given the gentle slope proposed to bridge the two levels. The separation distance between proposed development on this boundary and existing properties at Acorn Gardens is sufficient to avoid a significant perceivable variance in scale, provided no dormer windows are subsequently constructed under permitted development (discussed at Section 6.15).
- 6.3.6 The overall character of the area surrounding area is described in Section 6.2. Two storey development is prevalent, with some examples of 2.5 storey, including the adjacent estate to the north-west. The maximum scale of the proposed dwellings is 2.5 storeys. Ten 2.5 storey dwellings are proposed, the remainder are two storey.

- 6.3.7 The majority of the two storey buildings measure between 7.5m and 9m in height, which is considered to be in keeping with the scale of the surrounding area.
- 6.3.8 The maximum proposed building height is 10m for the 2.5 storey dwellings (Plots 5, 6, 14, 15, 56, 57, 64, 65, 86 and 87). Their distribution is shown on the Building Heights Plan (P1387/03 Revision P). Plots 64 and 65 are a pair of semi-detached townhouses located on the north-western boundary at the terminus of the main access road. This is a logical place in terms of reinforcing legibility to place a large scale building, and so is considered acceptable subject to the relationship with adjacent development at Acorn Gardens. The others plots are located centrally within the development and do not appear visually disproportionately large in scale to adjacent two storey dwellings. Given the well-enclosed nature of the site, it is considered that the small number of larger dwellings proposed would not be inappropriate. A larger number of 10m high buildings in different locations may be excessive and unacceptable.
- 6.3.9 The majority of development is in keeping with the scale of the surrounding area. A small number of taller 10m high dwellings are proposed; however, they are not disproportionately larger than the majority of the dwellings, and they are well located. As such, this limited number of taller dwellings is considered acceptable.

6.4 Layout reserved matter

- 6.4.1 “Layout”, in relation to reserved matters, means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Character

- 6.4.2 According to the Quality Design SPD, new development should begin with an understanding of the area’s existing character and context and its design should evolve from West Berkshire’s rich landscape and built heritage. Development should seek to complement and enhance existing areas, using architectural distinctiveness and high quality urban design, to reinforce local identity and to create a sense of place; one that is successful and enjoyed.
- 6.4.3 As described above, the surrounding area is predominantly characterised by post-war suburban housing with looping road structures and occasional cul-de-sacs. More recent development has adopted a traditional grid structure, with perimeter blocks, and representing good quality urban design. It is considered that the proposed road structure respects both these characters due to its use of perimeter blocks, and gentle curves within the road that reflect the local suburban characteristics.
- 6.4.4 The proposed plot sizes are small compared to historical development, but density and character must be balanced against the need to make effective use of land in accordance with current planning policy. The acceptability of the proposed garden sizes is addressed elsewhere in this report, but in terms of respecting local character, it is considered that, on the balance of these issues, the plot sizes are acceptable in terms of the character of the area.

- 6.4.5 A mix of detached and semi-detached houses is proposed with a few short terraces. This mix is considered to be in keeping with the character of the area. The acceptability of the housing mix in terms of housing supply considerations is discussed elsewhere in this report.
- 6.4.6 Burghfield Parish Council object on the basis that the layout contravenes Burghfield VDS. As detailed above, the proposed development is considered to respect the character of the area. The VDS includes some specific guidelines which are relevant to the proposed layout, including that: (1) the character of the narrow winding lanes throughout the Parish should be carefully considered within proposals for new development; and (2) any new development should seek to maintain and enhance the existing network of footpaths and walkways throughout the Parish, providing additional paths/pedestrian links where appropriate. It is considered that the proposed layout strikes an appropriate balance between respecting the winding character of lanes in the area, whilst achieving a good standard of current best practice urban design such as permeability, and a high quality public realm that benefits from good levels of natural surveillance. It is considered that the proposals comply with the VDS in this respect.

Continuity and enclosure

- 6.4.7 According to the Quality Design SPD, new development needs to ensure that public and private spaces are clearly distinguished. Successful public spaces are usually well defined by buildings, structures and hard or soft landscaping. These tend to be spaces which are edged by active frontages (e.g. front doors, large windows); spaces which are overlooked or benefit from natural surveillance, enabling people to keep an eye on the public realm and therefore make it feel safer and free from crime and vandalism. Successful private spaces tend to be enclosed by buildings and only overlooked by the user's home or property. In general, it is best that access is only gained from the property itself.
- 6.4.8 Overall, the layout of the development achieves a clear distinction between public and private spaces, and the orientation of buildings around the road layout ensures a generally good level of overlooking and natural surveillance of the public spaces. The few more vulnerable edges to perimeter blocks (for example, side boundaries of gardens that abut the public realm) are enclosed by brick walls, which provide an additional level of security than the prevailing use of fencing. There are few exposed edges, and they are generally in areas benefitting from good natural surveillance, and therefore these areas are considered acceptable.
- 6.4.9 For the above reasons it is considered that the amended proposed layout can achieve a good quality level of continuity and enclosure.

Quality of the public realm

- 6.4.10 According to the Quality Design SPD, opportunities for interaction with public space should be maximised in new development and a high quality public realm can encourage a sense of community ownership and respect. To ensure its attractiveness and success, all public spaces should have an identified use and take full advantage of outward facing buildings, active edges and perimeter blocks which assist with natural surveillance. Hard and soft landscaping should also be

incorporated and can provide a key opportunity for a sensitive and innovative design proposal. The structure of pedestrian and vehicle movement will help frame a landscape strategy; functional elements such as footpaths, car parks, cycleways and bin storage are all elements that need to be considered as well as the soft planting scheme itself. Early consideration of landscaping will also allow relationships to be developed between internal and external spaces and can influence the design of the buildings.

- 6.4.11 Overall, the public spaces of the proposal are considered to achieve a high standard of design. The consistent character and appearance of development throughout the site, and the access to the public open space, will encourage a sense of ownership. There are no ambiguous spaces without an identified use. Hard and soft landscaping has been integrated throughout the development. The proposal is considered to achieve a good quality public realm.

Ease of movement

- 6.4.12 According to the Quality Design SPD, new development should be readily permeable with connected layouts allowing safe, direct routes for pedestrians and cyclists. This will maximise opportunities for interaction and minimise personal risk and isolation. A movement strategy should be considered for any new development, prioritising the needs of pedestrians and cyclists, ensuring direct and convenient access to the main movement network and providing cycle storage appropriately located in a well-used overlooked location. Parking provision should also be well planned and convenient to use for pedestrians as well as drivers. Servicing will also need to be considered, ensuring that movements by large vehicles such as refuse removals and emergency vehicles do not conflict with the normal movement flows.
- 6.4.13 The locations of pedestrian access into the site were agreed as part of the outline permission, and the proposed footpaths through the woodland complete the connection. The proposed layout is readily permeable for pedestrians and cyclists, with consideration given to desire lines for residents of all properties. There is no direct access route through to the Village Green (field to the south east), but planning officers have explored this matter with the applicant and concluded that it is not achievable without the legal rights of access for future residents. Whilst there is no direct access, the Village Green is accessible to residents without significant detour (i.e. via Hollybush Lane), and so this is not considered to justify an objection.
- 6.4.14 Residential parking is mostly provided within individual plots, and complies with the parking requirement. On this basis, it is unlikely that on-street parking would significantly detract from the character and appearance of the area. As addressed under highway matters, the layout is considered technically acceptable by the Highways Authority in terms of free flow of traffic.
- 6.4.15 It is considered that the proposed car parking arrangements would not result in any areas which would become visually dominated by car parking to the detrimental of the overall quality of the development.
- 6.4.16 For the above reasons, it is concluded that the proposed layout demonstrates a high standard of design, in terms of how it functions, and that respects the character and appearance of the area.

6.5 Appearance reserved matter

- 6.5.1 “Appearance”, in relation to reserved matters, means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 6.5.2 According to the Quality Design SPD, new development should begin with an understanding of the area’s existing character and context and its design should evolve from West Berkshire’s rich landscape and built heritage. Development should seek to complement and enhance existing areas, using architectural distinctiveness (through construction materials and techniques).
- 6.5.3 The form of the proposed dwellings is generally in keeping with the character of the wider area. The buildings have simple forms with dual-pitch, gable-ended roofs. The proposed gabled projections and dormer windows are in keeping with comparable features in the surrounding area.
- 6.5.4 Red brickwork is proposed for all dwellings. Some dwellings have tile hangings, and a select few houses have painted brickwork. Roof tiles are proposed in two colours. Samples have been submitted for consideration (photos are included within the committee plans pack), and are considered to be of sufficiently good quality.
- 6.5.5 The plans indicate that the elevation detailing is fairly plain, with some articulation on individual houses in the form of porches, brick window lintels and string courses, bay windows, and hanging tiles. However, this level of detailing is in keeping with the post-2000 development and post-war suburban development. Without this limited detailing, plainer elevations would appear bland and detract from the character and appearance of the area. As such, a planning condition is recommended to ensure that these features are constructed in accordance with the approved plans.
- 6.5.6 For the reasons detailed above, it is concluded that subject to conditions the appearance of the development would be acceptable and comply with Core Strategy Policies CS14 and CS19.

6.6 Landscaping reserved matter

- 6.6.1 “Landscaping”, in relation to reserved matters, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:
- (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) the formation of banks, terraces or other earthworks;
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - (e) the provision of other amenity features.

- 6.6.2 Detailed hard and soft landscaping proposals accompany the application. These have been assessed by the Council's Tree Officer and Grounds Maintenance Manager, and recommended minor amendments to species and distribution have been incorporated into revised proposals.
- 6.6.3 A tree preservation order from 2011 covers the entire site and includes all trees present at that time. The outline permission established that the woodland fronting onto Hollybush Lane is to be retained as part of the development and will form public open space. The outline permission also secures a Village Green (field to the south east, opposite side of private track) as public open space.

Soft landscaping

- 6.6.4 The application is accompanied by a combined Arboricultural Impact Assessment, Method Statement, and Woodland Management Plan (ACD, Reference MILL21003aia-ams, Revision E). Trees to be removed include three category B (moderate quality), and a number of low and poor quality specimens. No trees of high value are to be removed. Remedial tree surgery work is also proposed. The Council's Tree Officer and Grounds Maintenance Manager are satisfied with the standard of soft landscaping proposed for these areas.
- 6.6.5 The soft landscaping within the developable area comprises ornamental trees and low level planting to plots. The proposed species to be planted has been amended to suit the recommendations of the Council's Tree Officer. Overall, the proposals are considered to be of a sufficient standard to be accepted.

Hard landscaping

- 6.6.6 The roads and pavements of the development are being built to adoptable standards, and therefore to be constructed of tarmac. However, there are areas of Keyblok concrete block paving in charcoal laid in herringbone pattern is proposed to small cul-de-sacs and the south-western road. Keyblock concrete block paving in burnt ochre in herringbone pattern is proposed for driveways, and concrete slabs are proposed for patios and hard surfacing within plots. Hoggin footpaths with timber edging are proposed for the walks through the woodlands, with no dig construction where appropriate.
- 6.6.7 The proposed selection of hard surfacing materials is considered to respect the character and appearance of the development, and be comparable with the palette at Acorn Gardens. No objections have been raised by the Lead Local Flood Authority in terms of the proposals drainage specifications.

Play area

- 6.6.8 A children's play area is proposed within the woodlands. The proposed play equipment respects the woodland setting with predominantly wooden play equipment and rubber chipping surfacing. A good selection of play equipment is proposed. The Grounds Maintenance Manager welcomes the proposals, which are considered to be high quality play provision.
- 6.6.9 For the above reasons, the proposed landscaping of the site is considered acceptable.

6.7 Housing mix

- 6.7.1 Housing mix considerations falls within the scope of the layout and scale reserved matter because these matters are determinative on the mix of houses and any flatted development. During the outline application an indicative housing mix was provided. The indicative mix comprised 2, 3, 4 and 5 bed market houses, 1 bed affordable flats, and 2 and 3 bed affordable houses.
- 6.7.2 According to Core Strategy Policy CS4, residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The mix on an individual site should have regard to:
- The character of the surrounding area.
 - The accessibility of the location and availability of existing and proposed local services, facilities and infrastructure.
 - The evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources.
- 6.7.3 The proposed mix comprises 2, 3, 4 and 5 bed market houses, but with more 2/3 bed units and less 4/5 bed units. A mix of 1, 2, and 4 bed affordable units are proposed. This mix of smaller units better reflects the latest housing need identified in the 2016 Berkshire SHMA, and is considered to have due regard to the character of the surrounding area and the accessibility of the site. The Housing Officer raises no objections to the size of the affordable units, and the mix is considered to adequately reflect the housing mix of the development as a whole. As such, the proposed development is considered to comply with Core Strategy Policy CS4 in this respect.

6.8 Affordable housing

- 6.8.1 Affordable housing considerations falls within the scope of the layout reserved matter in terms of the distribution of affordable units within the development. A pre-condition was applied to the outline permission stipulating that a scheme for the provision of affordable housing will be subject to prior approval before development commenced. The agent has indicated that they wish to agree the distribution of affordable dwellings at reserved matters stage, prior to submitting details to discharge the outline condition.
- 6.8.2 According to Core Strategy Policy CS6, the affordable units will be appropriately integrated within the development. According to the Planning Obligations SPD, to ensure satisfactory integration, affordable housing on new developments should be fully integrated within the general market housing. The Council expects affordable housing to be 'pepper potted' throughout a development. Where practicable, this means that affordable housing should be in groups of not more than 5 dwellings at any single location within the development.
- 6.8.3 Two rounds of amended plans have been submitted to improve the distribution of proposed affordable housing, and maximise integration. The Building Tenure Plan (P1387/04 Revision P) shows the proposed distribution. This shows groups of more than five, but there has been a meaningful attempt to distribute affordable

housing across the site. The external appearance of the affordable units do not materially vary from the market housing. On balance, the latest proposal for affordable housing are considered to be sufficiently well integrated into the development as a whole. The Housing Officer has raised no objections to the layout and sizes of the proposed affordable units.

6.9 Outdoor amenity space

- 6.9.1 Core Strategy Policy CS14 requires new developments to demonstrate high quality design. Good design relates not only to the appearance of a development, but the way in which it functions. According to Part 2 of the Quality Design SPD, the Council considers that it is essential for the living conditions of future residents that suitable outdoor amenity space is provided in most new residential developments. The provision of good quality outdoor amenity space is determined primarily by the layout and landscaping of the development, and so is a relevant consideration at this stage.
- 6.9.2 According to the SPD, depending on the size of the dwelling, a garden should be large enough to accommodate such features as garden shed, washing lines and other domestic features and should allow for opportunities for sitting outside in comfort and reasonable privacy and, in family dwellings, for children's play. It is the quality of outdoor space, as detailed above, that matters most but as a general guide the following garden sizes are suggested for houses:
- 1 and 2 bedroom houses and bungalows, from 70sqm
 - 3 or more bedroom houses and bungalows from 100sqm
- 6.9.3 There are a mix of garden sizes proposed. The majority of gardens just about comply with these minimum expectations, a few exceed, and a not insignificant number fall short. However, generally the regular shape of the gardens mean that there are realistic opportunities for accommodating domestic features and providing for private outdoor recreation. Given that there are no obvious areas for improvement within the constraints of the site, in general the identified deficiencies are not considered so significant as to warrant the refusal of the application. Overall, the proposed development provides sufficient opportunities for future residents to make use of the outdoor amenity space associated with their properties.

6.10 Residential amenity

- 6.10.1 One of the core planning principles of the NPPF is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. The impact of the development on the amenity of existing occupants of land and buildings surrounding the site is determined primarily by the layout and scale of development, as so is a relevant consideration at this stage.

- 6.10.2 Given the well enclosed nature of the site, the only neighbouring properties directly affected by the development back onto the north-western boundary of the site from Acorn Gardens. Proposed Plots 65 to 69 back directly onto these properties.
- 6.10.3 In all cases the separation distance between opposing windows would be in excess of 21m. There is also a good level of natural screening along the boundary from the existing tree cover, which would filter views and minimise any overbearing impacts. The tree cover is significantly reduced approximately around the rear boundary of 80 Acorn Gardens, but the proposed line of houses stops short of this area and so does not raise concerns.
- 6.10.4 The applicant has confirmed that the rear boundary treatments for Plots 58 to 70 is set back slightly from the existing boundary with Acord Gardens, and therefore the existing boundary treatments to the neighbouring properties will remain unaffected.
- 6.10.5 The Site Section drawing (P1387.SEC.01) demonstrates an acceptable relationship between Plots 58-70 and Acorn Gardens, with sufficient separation distance, a gradual change in levels, and intervening trees along some parts of the boundary. The introduction of second floor dormer windows in the roofs of these properties would introduce concerns of overlooking, but future permitted development rights can be restricted by condition.
- 6.10.6 In terms of the amenity of future occupants of the development, in general the orientation and separation distances between proposed dwellings results in satisfactory relationships that avoid undue overlooking or overshadowing.
- 6.10.7 Some of the separation distances between directly opposing windows within the perimeter block are less than 21m. However, these specific relationships have been carefully assessed, and given their orientation, and the position of windows, all such relationships are considered acceptable. The restriction of permitted development rights is addressed in Section 6.15.
- 6.10.8 Subject to conditions to restrict specific future permitted development rights, it is concluded that the proposed development would have an acceptable impact on the amenity of existing and future occupants.

6.11 Sustainable construction and renewable/low carbon energy

- 6.11.1 Sustainable construction measures and renewable/low carbon energy policy requirements are primarily determined by the detailed design of the development, and thus are relevant considerations as part of this reserved matters application.
- 6.11.2 According to Core Strategy Policy CS15, new residential development will meet a minimum standard of Code for Sustainable Homes Level 6. However, the Written Ministerial Statement of 25th March 2015 withdraws the Code for Sustainable Homes. According to the Planning Practice Guidance, local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. Local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans. There is no

current policy with the statutory development plan that is consistent with this guidance.

- 6.11.3 Core Strategy Policy CS15 also requires a 20% reduction in carbon dioxide emissions from the use of renewable energy or low/zero carbon energy generation on site or in the locality. Following the withdrawal of the Code for Sustainable Homes, the baseline for this assessment no longer exists, and as such compliance is not possible for practical reasons.

6.12 Highway matters

- 6.12.1 Access was a matter of detailed consideration at the outline stage, and so falls outside the scope of this application. “Access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made.
- 6.12.2 There are, however, a number of highway matters which are particularly relevant to the layout and landscaping reserved matters, including internal road layout and design, and parking provision.
- 6.12.3 The application is accompanied by technical plans, including an Access Road Longitudinal Section (P518/39/A), Proposed Extent of Adoptable Construction (P518/42/D), Visibility Splays (P518/43/B) and Swept Path Analyses for refuse vehicles (P518/32/D), fire tender (P518/33/C) and large car (P518/34/C).
- 6.12.4 Highway officers recommended a series of minor amendments to the road layout, visibility splays, and extent of adoption. They are satisfied that the proposed layout is acceptable. There are a number of visibility splays to junctions and bends within the development that must be provided before the roads are used and thereafter kept free of obstructions, which can be secured by condition.
- 6.12.5 Parking levels for each dwelling have been checked to ensure they comply with the current residential parking standards in Policy P1 of the HSA DPD. It is necessary to condition that these parking spaces are kept available for parking on a permanent basis. Prior approval of cycle storage can be secured by condition.
- 6.12.6 The waste collection points are all within easy reach of the main road network. There are a few houses which would have to move their receptacles some distance on collection days, but officers are satisfied that the position of collection points is the best achievable with the proposed layout.
- 6.12.7 An interested party has suggested that the farm access point is an attempt to allow for future expansion of development to the adjacent farmland, and request its removal. The provision of a farm access is not objectionable in itself. Designing a road structure that allows for ease of access to surrounding uses, or to future expansions is good urban design practice because it avoids future problems providing access in case of a situation where access may be required; this does not mean (and should not be construed as meaning) that further development on

adjacent land would be acceptable. Any future application would be considered on its merits at the time of the application. There are not considered to be any sound planning reasons for redesigning this farm access.

- 6.12.8 Overall, highway officers is satisfied that the proposed detailed design of the site is acceptable in terms of the highway matters raised.

6.13 Drainage

- 6.13.1 The application submission includes a Storm and Foul Site Drainage Strategy plan (P518/35/E) which also details finish floor levels. A drawing entitled Alternative Off-site Swale link to Benham's Ditch (P518/40/A) is also included. Conditions 9 and 10 of the outline permission require the prior approval and implementation of a surface water drainage scheme and details of sewage disposal respectively. These technical drainage matters fall outside the scope of the reserved matters application, and therefore these details must be subject to separate approval pursuant to these conditions. Ground levels are addressed elsewhere in this report in terms of their impact on the design of the development

6.14 Biodiversity

- 6.14.1 The previously submitted ecology reports were all submitted to support the landscaping scheme and layout, and so constitute background documents to this application.
- 6.14.2 On 6th November 2017, BBOWT objected to the application because the application does not demonstrate a net gain in biodiversity, does not adequately protect and enhance existing deciduous woodland which is a Habitat of Principle Importance under the NERC Act 2006, and risk potential disturbance to protected species. It also recommends that, to avoid impacts on foraging bats and other light sensitive species, the applicant should submit a sensitive lighting strategy that demonstrates that the proposed lighting scheme will not negatively impact light sensitive species.
- 6.14.3 The applicant has subsequently submitted an Ecological Management Plan, which includes a Statement on Biodiversity Gain. An updated consultation response from BBOWT is expected but has not been received at the time of writing, so this response, and an appraisal of the ecological impacts, will be reported on the Update Report.

6.15 Permitted development rights

- 6.15.1 The implications of future permitted development (PD) rights are primarily determined by the scale, layout and appearance of the development, and so is a relevant consideration to this application.
- 6.15.2 According to the Planning Practice Guidance, conditions restricting the future use of PD rights will rarely pass the test of necessity and should only be used in exceptional circumstances. The scope of such conditions needs to be precisely defined, by reference to the relevant provisions in the Town and Country Planning

(General Permitted Development) (England) Order 2015, so that it is clear exactly which rights have been limited or withdrawn. Area wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity.

- 6.15.3 After first occupation, all houses would normally benefit from PD rights for their enlargement/extension, alterations to the roof, porches, outbuildings, hard surfaces, and minor additions such as chimneys and antennas. Walls, fences and others means of enclosure are also permitted development up to 1m adjacent to a highway and 2m elsewhere.
- 6.15.4 In this instance, restrictions on Class A permitted development rights for extensions are recommended for plots 1-6, 9, 11-13, 16-17, 19-43, 45-55, 71, 73, 77, 80, and 82-90. This is primarily on the grounds that the relationships between dwellings, as currently proposed, are very tight, with separation distances that are close to being unacceptable in many instances. Any development which shortens these separation distances would increase overlooking and reduce privacy between neighbouring dwellings. This is considered sufficient justification to restrict permitted development. Such extensions may also result in a cramped form of development, diminishing the character and appearance of the development.
- 6.15.5 It is not considered necessary to apply the above Class A restriction to Plots 8, 10, 14-15, 18, 44, 56-70, 72, 74-76, 78-79, and 81. This includes the row of dwellings along the north-western boundary backing onto Acorn Gardens, as sufficient separation distances would remain follow extensions under permitted development. A number of corner plots could also be extended under permitted development without material harm to neighbouring properties due to their orientation. Extensions to these properties may contribute to a cramped form of development, but this is not considered sufficient to conclude that permitted development should be restricted on an exceptional basis.
- 6.15.6 Restriction of Class B permitted development rights for roof extensions/dormer windows are recommended for all plots. The scope for roof extensions is extensive under Class B. Owing to the tight relationships between dwellings, the construction of many types of dormers windows would reduce privacy through actual or perceived overlooking from prominent windows being introduced at elevated second floor level. This would not prevent loft conversions that use flush roof lights (permitted under Class C), which tend to limit instances of overlooking given their angle, and are less prominent additions to roofs.
- 6.15.7 Restrictions to Class E permitted development rights of outbuildings are not considered necessary in light of the PPG guidance. Larger outbuildings within each dwelling may contribute to a cramped form of development, but this is not considered sufficient to conclude that permitted development should be restricted on an exceptional basis.
- 6.15.8 There are no material grounds for restricting other permitted development rights, such as porches, chimneys, and antennas.

6.16 Other matters

- 6.16.1 This application relates solely to the reserved matters (appearance, landscaping, layout and scale) of the approved development, and so only issues that are related to these matters can be considered. The principle of development and many technical considerations formed part of the assessment of the outline application, and are subject to planning conditions on the outline permission. A number of issues have been raised in response to consultation which are therefore not relevant to this application.
- 6.16.2 Some matters raised are not material planning considerations, and therefore cannot be taken into account in this decision. Such matters raised include any adverse effect on local house prices.
- 6.16.3 The Royal Berkshire Fire and Rescue Service has advised of the need for emergency water supplies. This requirement is already secured by Condition 13 on the outline permission, and so does not need to be repeated under these reserved matters.

7. CONCLUSION

- 7.1 This application relates solely to the reserved matters (appearance, landscaping, layout and scale) of the development, following the granting of outline planning permission for 90 dwellings at Firlands Farm. The principle of development, and various technical matters, falls outside the scope of this application.
- 7.2 As detailed in this report, the proposed scale, layout, appearance and landscaping of the development are considered to respect the character and appearance of the area, safeguard residential amenity, and be acceptable in terms of other identified material considerations.
- 7.3 Subject to a number of conditions, as set out in the full recommendation, it is concluded that the approval of the reserved matters is justified, and so it is recommended that this application is approved.

8. FULL RECOMMENDATION

To delegate to the Head of Development and Planning to **APPROVE THE RESERVED MATTERS APPLICATION** subject to the following conditions.

1. Link reserved matters/outline

This permission relates solely to the reserved matters referred to in Condition 1 of the outline planning permission granted on 6 July 2015 under appeal reference APP/W0340/A/14/2228089 (application reference 14/01730/OUTMAJ). Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions applied on that outline planning permission.

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions applied on that outline permission are still applicable.

2. Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

- P1387.01/T: Planning Layout
- P1387.02/P: Materials Layout
- P1387.03/P: Building Heights Plan
- P1387.04/P: Building Tenure Layout
- P1387.05/P: Parking Plan
- P1387.06/N: Refuse Plan
- P1387.07/Q: Enclosures Layout
- P1387.08: Location Plan
- P1387.10/B: Path Phasing Layout
- P1387.GAR.01: Single Garages, Plans & Elevations
- P1387.GAR.02: Double Garage, Plans & Elevations
- P1387.GAR.03: Pair Garages, Plans & Elevations
- P1387.GAR.04: Double Garages – Plot 88, Plans & Elevations
- P1387.ST.01/B: Bin & Cycle Stores, Plans & Elevations
- P1387.SS.01/F: Streetscenes (Sheet 1 of 2)
- P1387.SS.02/D: Streetscenes (Sheet 2 of 2)
- P1387.SEC.01: Site Section
- P1387.1BM.101/B: Type 1BM – Floor Plans
- P1387.1BM.102/B: Type 1BM – Elevations
- P1387.1BM1.101/A: Type 1BM1 – Ground & First Floor Plans
- P1387.1BM1.102/A: Type 1BM1 – Roof Plan
- P1387.1BM1.103/A: Type 1BM1 – Front & Side Elevations
- P1387.1BM1.104/A: Type 1BM1 – Rear & Side Elevations
- P1387.2.101/C: Type 2 – Floor Plans
- P1387.2.102/C: Type 2 – Elevations
- P1387.3.101/B: Type 3 – Floor Plans
- P1387.3.102/B: Type 3 – Elevations
- P1387.4.101/A: Type 4 – Floor Plans
- P1387.4.102/A: Type 4 – Elevations

- P1387.A.101/A: Type A – Floor Plans
- P1387.A.102/A: Type A – Floor Plans
- P1387.A.103/A: Type A – Brick, Elevations
- P1387.A.104/A: Type A – Brick, Elevations
- P1387.A.105: Type A – Tile Hung, Elevations
- P1387.BY.101/C: Type BY – Floor Plans
- P1387.BY.102/C: Type BY – Brick, Elevations
- P1387.BY.103/B: Type BY – Floor Plans
- P1387.BY.104/C: Type BY – Painted Brick, Elevations
- P1387.CH.101: Type CH – Floor Plans
- P1387.CH.102: Type CH – Floor Plans
- P1387.CH.103: Type CH – Brick, Elevations
- P1387.CH.104: Type CH – Tile Hung, Elevations
- P1387.CH.105: Type CH – Brick, Elevations
- P1387.CH.106: Type CH – Tile Hung, Elevations
- P1387.D.101/A: Type D – Floor Plans
- P1387.D.102: Type D – Brick, Elevations
- P1387.D.103/A: Type D – Painted Brick, Elevations
- P1387.E.101/A: Type E – Floor Plans
- P1387.E.102: Type E – Brick, Elevations
- P1387.E.103: Type E – Painted Brick, Elevations
- P1387.E.104/A: Type E – Tile Hung, Elevations
- P1387.E.105/A: Type E – Tile Hung, Elevations
- P1387.IG.101/A: Type IG – Floor Plans
- P1387.IG.102/A: Type IG – Brick, Elevations
- P1387.IG.103/A: Type IG – Painted Brick, Elevations
- P1387.IG.104/A: Type IG – Floor Plans
- P1387.IG.105/A: Type IG – Painted Brick, Elevations
- P1387.M.101/A: Type M – Plans & Elevations
- P1387.MY.101/B: Type MY – Floor Plans
- P1387.MY.102/B: Type MY – Brick, Elevations
- P1387.MY.103/B: Type MY – Floor Plans
- P1387.MY.104/B: Type MY – Tile Hung, Elevations
- P1387.R.101: Type R – Floor Plans
- P1387.R.102: Type R – Floor Plans
- P1387.R.103: Type R – Brick, Elevations
- P1387.R.104: Type R – Painted Brick Elevations
- P1387.2A.101/A: Type 2A – Floor Plans
- P1387.2A.102/A: Type 2A – Elevations
- MILL21003/10: Landscape Masterplan
- MILL21003/11/F: Soft Landscape Proposals (Sheets 1-4)
- MILL21003/12/E: Hard Landscape Proposals (Sheets 1-5)
- MILL21003/20/H: Open Space Proposals (Sheets 1 – 2)
- MILL21003/30/C: Play Area Proposals
- P518/32/D: Swept Path Analysis, Refuse Vehicle
- P518/33/C: Swept Path Analysis, Fire Tender
- P518/34/C: Swept Path Analysis, Large Car
- P518/35/E: Storm & Foul Site Drainage Strategy & Proposed Finish Floor Levels

- P518/39/A: Access Road Longitudinal Section
- P518/40/A: Alternative Off-site Swale link to Benham's Ditch
- P518/42/E: Proposed Extent of Adoptable Construction
- P518/43/B: Visibility Splays

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Materials**

The materials to be used in the external surfaces of the dwellings shall be in accordance with the Materials Layout (Drawing P1387/02 Revision P), the submitted samples, namely:

- Brick - Forterra Hampton Rural Blend
- Roof - Sandtoft Vauban Multiblend and Stoneleaf Del Mino Natural Slate
- Tile Hanging - Sandtoft Humber Flanders
- Painted Brick - Sandtex Chalk Hill

Reason: To ensure that the external materials respond to local character. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

4. **Tree protection (provision)**

No development shall take place until the approved tree protection scheme has been provided in accordance with the Arboricultural Impact Assessment, Method Statement and Woodland Management Plan (Prepared by ACD Environmental, Reference MILL21003aia-ams, Revision E 17.01.2018). Notice of commencement of development shall be given to the Local Planning Authority at least 2 working days before any development takes place. The scheme shall be retained and maintained for the full duration of building/engineering operations, or until such time as agreed in writing with the Local Planning Authority. There shall be no construction activities, excavations, storage of materials/machinery, parking of vehicles, or fires.

Reason: To ensure the protection of the existing trees to be retained during building/engineering operations. The tree protection must be provided before development takes place to ensure that the trees are protected throughout the construction phase. This condition is applied in accordance with the National Planning Policy Framework, Policy CS18 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

5. **Arboricultural supervision (prior approval)**

No development (including site clearance and any other preparatory works) shall take place until an arboricultural watching brief has been secured for the development, in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority. Site monitoring shall thereafter take place in accordance with the approved details.

Reason: To ensure the protection of the existing trees to be retained during building/engineering operations. The watching brief must be secured before

development takes place to ensure that the trees are protected throughout the construction phase. This condition is applied in accordance with the National Planning Policy Framework, Policy CS18 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

6. Architectural detailing (provision)

No dwelling shall be first occupied until the detailing of its elevations has been completed in accordance with the approved plans. This includes (but is not necessarily limited to) the provision of bargeboards, lintels (materials, keystone details), string/soldier courses, fenestration, quoins, porches, plinths, chimneys (corbelling), eaves detailing, cills, hanging tiles (varying tiles/detailing).

Reason: The articulation of elevations with such detailing makes an important contribution to the design quality of the development. The completion of these features prior to first occupation is therefore necessary to ensure that the buildings respect the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP6, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

7. Access, parking and turning (provision)

No dwelling shall be first occupied until the vehicle access (including road access between Hollybush Lane and that dwelling), parking, and turning spaces associated to that dwelling have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking and manoeuvring (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the appropriate phasing of dwellings with roads, and to ensure the development is provided with adequate parking and turning facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

8. Internal visibility splays (provision)

Visibility splays shall be provided in accordance with drawing P518/43 B. All visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

- (a) No dwelling on Plots 76-81 shall be first occupied until the visibility splays opposite plot 48 have been provided.
- (b) No dwelling on Plots 44-86 (excluding Plot 57) shall be first occupied until the forward visibility area at Plots 86/87 have been provided.
- (c) No dwelling on Plots 6-43 and Plot 57 shall be first occupied until the visibility splays opposite Plots 86/87 have been provided.
- (d) No dwelling on Plots 15-43 shall be first occupied until the visibility splays by Plots 14/15 have been provided.

- (e) No dwelling on Plots 27-43 shall be first occupied until the forward visibility area by Plots 23/26 have been provided.
- (f) No dwelling on Plots 58-72 shall be first occupied until the visibility splays opposite Plots 64/65 have been provided.

Reason: To ensure the internal visibility splays are provided at the correct time in line with the occupation of the development, and that thereafter they are kept free of obstructions, all in the interests of road safety. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

9. Cycle storage (prior approval)

No dwelling hereby permitted shall be first occupied until cycle storage for that dwelling has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage the use of cycles in order to reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, 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).

10. Hard landscaping (provision)

No dwelling shall be first occupied until the boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) of its plot has been completed in accordance with Hard Landscape Proposals (ACD Drawing MILL21003/12 Revision E, Sheets 1-2). The final dwelling to be occupied shall not be first occupied until the hard landscaping of the whole application site has been completed in accordance with these approved details.

Reason: A comprehensive hard landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

11. Soft landscaping (as submitted)

All soft landscaping works of individual plots shall be completed in accordance with the Soft Landscape Proposals (ACD Drawing MILL21003/11 Revision F, Sheets 1-4) and the Open Space Proposals (ACD Drawing MILL21003/20 Revision H, Sheets 1-2) within the first planting season following first occupation of that dwelling. All other soft landscaping works shall be completed in accordance with these approved details before first occupation of the final dwelling to be occupied, unless the approved details specify otherwise.

Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees,

shrubs or hedges of a similar size and species to that originally approved.

Reason: A comprehensive soft landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

12. Road layout near Plot 18

Notwithstanding what is shown on other approved drawings, the road layout between Plot 18 and Plots 23-26 (in particular the design of the road bend and access to parking for Plots 19-22) shall be construction in accordance with Planning Layout drawing P1387/01 Rev T.

Reason: The road layout has been amended to address highway concerns. Given the minor nature of this change other drawings have not been amended accordingly. This condition is therefore necessary to ensure the correct layout is construction. This condition is applied in the interests of highway safety and in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

13. Open space footpaths

No dwelling shall be first occupied until the Phase 1 Footpaths (shaded purple on the Footpath Phasing Plan – P1387/10/B) have been provided broadly in accordance with the layout shown on the approved plans, and in strict accordance with the “no-dig” specifications. No more than 15 dwellings shall be first occupied until the Phase 2 Footpaths (shaded orange of the same plan) have been provided broadly in accordance with the layout shown on the approved plans, and in strict accordance with the “no-dig” specifications. The precise routes of the footpaths shall be determined on site in agreement with, and in the presence of, the Local Planning Authority or Council’s Tree Officer.

Reason: To provide suitable access to the open space and site, without detriment to the existing trees to be retained. This condition is applied in accordance with the NPPF, Policy CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

14. Permitted development restriction (extensions/outbuildings)

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, enlargements, improvements or other alterations to dwellings, which would otherwise be permitted by Schedule 2, Part 1, Class A that Order shall be carried out to Plots 1-6, 9, 11-13, 16-17, 19-43, 45-55, 71, 73, 77, 80, and 82-90 (as numbered on Planning Layout P1387/01 Revision T), without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: Primarily to safeguard neighbouring amenity from development that would

increase overlooking and reduce privacy due to the close proximity between dwellings. Further, to prevent the overdevelopment of the site in the interests of respecting the character and appearance of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the North Wessex Downs AONB Management Plan 2014-2019, and Quality Design SPD (June 2006).

15. Permitted development restriction (roof extensions/dormers)

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no enlargement of a dwellinghouse consisting of an addition or alteration to its roof (including dormer windows, but excluding roof lights permitted under Class C, which would otherwise be permitted by Schedule 2, Part 1, Class B that Order shall be carried out to any dwellinghouse (Plots 1-90, as numbered on Planning Layout P1387/01 Revision T), without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: Primarily to safeguard neighbouring amenity from development that would increase overlooking and reduce privacy due to the introduction of elevated dormers windows in close proximity to other dwellings. Further, to respect the character and appearance of the roof-scape of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the North Wessex Downs AONB Management Plan 2014-2019, and Quality Design SPD (June 2006).

INFORMATIVES

1. Proactive actions of the LPA

The Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. In particular, the LPA:

- a) Provided the applicant with a case officer as a single point of contact.
- b) Alerted the applicant to issues that were raised during the consideration of the application.
- c) Facilitated meetings between the case officer and the applicant to negotiate solutions to identified issues.
- d) Accepted amended plans to address minor issues arising during the consideration of the application.
- e) Agreed an extension of time before determining the application to enable negotiations with the applicant.
- f) Gave the applicant an opportunity to comment on proposed conditions before making a recommendation.