

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(3)	17/03411/OUTMAJ Bradfield Parish Council	24 May 2018	Outline application for the proposed erection of 11 no. new dwellings; layout, means of access and scale to be considered. Land North Of Stretton Close, Bradfield Southend, Reading, Berkshire Westbuild Homes

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03411/OUTMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to conditions and the completion of a Section 106 agreement.

OR

If the legal agreement is not completed by the 23 July 2018, to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION**.

Ward Members: Councillor Quentin Webb
Councillor Graham Pask

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

Committee Site Visit: 04 April 2018

Contact Officer Details	
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1. PLANNING HISTORY

1.1 There is no planning history on the site.

2. PUBLICITY

2.1 A site notice was displayed on 05th January 2018 and expired on 26th January 2018. Neighbour notification letters have been sent to 85 local recipients. The Council has therefore complied with the publicity requirements of the Town and Country (Development Management Procedure) Order 2015 and the Council's Statement of Community Involvement.

2.2 CONSULTATION

Bradfield Parish Council: No objections. Concerns on non developed land at No 7 and No 8. Parish encourage social housing to be retained in the development.

Highways No objection, subject to conditions.

Waste Management No objection

Trees No objection subject to condition:

The application has been supported by a Tree report by SJ Stephens ref 903 dated 29th November 2017; the report includes a tree survey and tree protection plan and has been undertaken in accordance with BS5837:2012.

The site contains a significant number of trees, a number of which are subject to TPO 201/21/0368, which was served in 1992, these consist mainly of semi mature and mature oak trees, which have been identified on plans provided.

The re-development of the site for 11 dwellings seeks to retain the majority of the trees at the site subject to the TPO, although T26 has been identified as a TPO tree on the plans, it's unclear if this is the case, due to its size and age it might have formed part of the original G1 which contained 1 Oak and 5 cherry trees.

The original TPO was served in 1992, but there are now only 3 dead trees, 3 thorn trees and the Oak T26 in this location which are in a poor condition, the only other TPO tree in this area would be T9 on the TPO which is meant to be on the northern boundary but there is no tree in this area.

Regardless of the TPO in this area the trees in the rear garden of plot six are of low value or in a poor condition and therefore should be removed and new landscaping planted to mitigate

the losses.

The remaining trees within the boundary of the site which are subject to the TPO, are to be retained within the new development, and suitable space provided to ensure there is sufficient usable garden space and the BS5837 shaded assessment, demonstrates that the trees will not have an overbearing impact on the incoming occupiers, so the trees should be in harmony with their surroundings. The landscaping for the site, needs to take the existing site features into consideration, its position in the countryside and the future relationship with existing residents, the boundaries will need to be landscaped to improve on the already existing site features and natural screen and help reduce any visual impact of new dwellings, the use of a good mix of native hedge planting and trees, should be sufficient.

The landscaping to the front of the properties along the main access road should incorporate a good mix of trees, hedges and shrubs, to reduce the visual impact of the newly formed access road, and soften its overall appearance.

Conclusion

The site contains a significant number of trees, a number of which are subject to a TPO, the trees have been fully considered and I have no major objection to the application.

A balance between the re-development of the site and the retention of the trees has been made to ensure that the new houses are in harmony with the existing site features, so the incoming occupiers can have the reasonable enjoyment of both their properties and gardens alike.

Ecology

No comments received

Environmental Health

Identified Environmental Health issues relevant to Planning

Contamination from off-site sources Noise and dust from construction activities

Conclusion

The desk top study by Landmark does not identify any on site potential contamination sources however some off-site within the 250m buffer were identified. It is therefore advised that a condition for any unforeseen contamination is included. The proposed site is adjacent to existing sensitive receptors therefore there is the likelihood that the occupiers will be affected by disturbance from noise and dust from construction vehicles accessing and egressing the site as well as

construction activities on site. It is therefore advised that conditions for the control of hours of work and a construction management plan are included.

No objection – subject to condition.

Thames Water No objection

**Royal Berkshire
Fire and
Rescue Service** No objection

Archaeology No objections

Drainage No objection subject to condition

Planning Policy No comments received

2.3 Representations

Total: 20

Object: 20

Support: 0

Summary of comments:

- Overlooking to Stanbrook Close
- Parking constraints along Stretton Close
- Covenants – for parking of caravans and building lines
- Boundary type
- Street lighting
- Access is unsuitable
- Drainage and flooding
- insufficient utility capacity
- Infrastructure capacity is insufficient
- Affordable housing provision should be on the site or remain in Bradfield
- Change housing mix – too many large units

3. ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

3.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The proposed development is not EIA development and therefore an Environmental Statement is not required.

4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and who these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).

4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

4.4 The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:

- NPPF Policy
- ADPP1: Spatial Strategy
- ADPP5: North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Policy CS1: Delivering New Homes and Retaining the Housing Stock
- Policy CS4: Housing Type and Mix
- Policy CS6: Provision of Affordable Housing
- Policy CS5: Infrastructure Requirements and Delivery
- Policy CS13: Transport
- Policy CS14: Design Principles
- Policy CS15: Sustainable Construction and Energy Efficiency
- Policy CS16: Flooding
- Policy CS 17 Biodiversity and Geodiversity
- Policy CS 18 Green Infrastructure
- Policy CS19: Historic Environment and Landscape Character

4.5 The Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of the new West Berkshire Local Plan. It allocates non-strategic housing sites and sites for gypsies, travellers and travelling show people, and provides updated residential parking standards and a set of policies to guide housing in the countryside. The following policies from the HSA DPD are relevant to this development:

- C1: Location of new housing in the countryside
- GS1: General site policy
- HSA22: Land off Stretton Close
- C1: Location of new housing in the countryside
- C3: Design of housing in the countryside
- P1: Residential parking for new development

4.6 A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the development plan following the publication of the Core Strategy. The following saved policies from the Local Plan are relevant to this development:

- TRANS.1: Meeting the Transport Needs of New Development
- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution

4.7 The following local policy documents adopted by the Council are material considerations relevant to the development:

- West Berkshire Supplementary Planning Guidance: House Extensions (adopted July 2004)
- West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
 - Part 1 Achieving Quality Design
 - Part 2 Residential Development
 - Part 4 Sustainable Design Techniques
- Planning Obligations SPD
- West Berkshire Supplementary Planning Guidance: House Extensions. (July 2004) (SPG).
- The Wildlife and Countryside Act 1981 (as amended).
- The Conservation of Habitats and Species Regulations 2010.
- North Wessex Downs AONB Management Plan (2014-2019)
- Bradfield Parish Plan

5. DESCRIPTION OF DEVELOPMENT AND THE SITE

5.1 Outline planning consent is sought for the erection of a residential development of up to 11 dwellings on land to the rear of Stretton Close, Bradfield Southend. Matters for consideration are layout, access and scale only. All other matters (appearance and landscape) are intended to be dealt with in detail at the reserved matters stage should the application be approved.

5.2 The proposal put forward will deliver:

- 2No, two bedroom dwellings
- 1No, three bedroom dwelling
- 8 No, four bedroom dwellings

5.3 Access into the application site is via a gated entrance in the southern boundary of the application site, the gate is accessed off Stretton Close and between Nos. 7 and 9 Stretton Close onto an existing turning head.

5.4 The application site slopes gently down to the north, according to the submitted design statement this is a level change of approximately 4 metres across the full depth of the site from south to north. The site has been substantially cleared for pasture, with the exception of two groups of trees within the site and the existing trees to the western site perimeter. The trees within the site are subject to a Tree Preservation Order. With regard to existing enclosure the site is enclosed to the south and east by an existing 1 metre post and rail fence. To the north and west the site is enclosed by a 1m post and wire agricultural fence.

- 5.5** The immediate area is rural in character, being located within the North Wessex Downs AONB. The area is characterised by linear ribbon developments along Southend Road, and the existing Stretton Close development. There have also been very small limited infill developments and further limited development in terms of depth. New development in this location should respect the local distinctiveness and rural landscape character.
- 5.6** Stretton Close is characterised by detached and semi-detached two storey dwellings. The upper stories are contained within the roof space, so these dwellings maintain a low profile within the AONB landscape. The existing dwellings are quite narrow in width and shallow in depth and some of the existing dwellings have integral single garages with a pitched roof.
- 5.7** Stretton Close comprises modern suburban dwellings with some local vernacular features and characteristics. The site is located approximately 100 metres to the north of Southend Road which extends from Chapel Row to the west to Bradfield in the east. To the south the application site is bound by the rear gardens of the existing houses in Stretton Close, which in itself is characterised by a mix of detached and semi-detached houses, generally 1.5 storeys in height, brick construction and designed with pitched plain tile roofs. At the corner of Stretton Close and Southend Road is a small two storey block of flats.
- 5.8** In the wider context, the application site is to the west of Bradfield Southend village. To the east the application site is bound by the rear gardens of the existing houses in Stanbrook Close. Stanbrook Close is characterised by large detached houses set within large generously sized plots. The houses are similar in style and appearance to those in Stretton Close albeit larger in terms of scale and design, yet similarly set at 1.5 storeys in height, of brick construction and pitched plain tile roofs.
- 5.9** The houses in both Stretton Close and Stanbrook Close include traditional architectural details such as plinths, quoins, half timbering, dormer windows and chimneys all consistent with local vernacular design and appearance.
- 5.10** The application was deferred at the Eastern Area Planning Committee scheduled for 11 April 2018, as officers sought clarification from the Planning Policy team on Affordable Housing and the site's developable area. These matters are discussed at Sections 6.2.2 and 6.3.9 respectively.

6. APPRAISAL

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

- 6.1** Principle of the development
- 6.2** Affordable housing
- 6.3** The impact on the character and appearance of the North Wessex Downs AONB.
- 6.4** The impact on neighbour amenity
- 6.5** On-site amenity and facilities for future occupiers
- 6.6** The impact on highway safety

- 6.7 Impact on trees
- 6.8 The impact on biodiversity
- 6.9 Impact on flooding and drainage
- 6.10 Other matters

Objections

Community infrastructure levy

The presumption in favour of sustainable development

6.1 The principle of development.

6.1.1 Paragraph 9 of the NPPF discusses the need to ensure 'widening of the choice of high quality homes'. Paragraph 47 of the NPPF focuses on the need to 'boost significantly the supply of housing' with paragraph 49 setting out that 'housing applications should be considered in the context of the presumption in favour of sustainable development'. Paragraph 50 focuses on the delivery of a 'wide choice of high quality homes' and creating 'sustainable inclusive and mixed communities'. With regard to the supply of new homes, paragraph 52 recognises the opportunities to plan for larger scale development including 'extensions to existing villages'

6.1.2 Policy ADPP1 identifies the District Settlement Hierarchy where new development will be focused, primarily on previously developed land.

6.1.3 Policy ADPP5 provides that landscape protection is of paramount importance within the North Wessex Downs AONB. The North Wessex AONB has a statutory designation under the Countryside and Rights of Way Act 2000. Section 82 Countryside and Rights of Way Act 2000 confirms the primary purpose of the AONB designation is conserving and enhancing the natural beauty of the area. The Countryside and Rights of Way Act 2000 places a general duty on public bodies to have regard to the purpose of conserving and enhancing the natural beauty of the AONB in exercising or performing any functions in relation to, or so as to affect, land in the AONB. Specific to planning, the NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB, which has the highest status of protection in relation to landscape and scenic beauty.

6.1.4 The application site is located mostly within the reviewed settlement boundary with the settlement line dissecting the site. Policy C1 (location of new housing in the countryside) of the HSADPD provides a presumption in favour of the development.

6.1.5 According to the area delivery plan policies of the WBCS, allocations in the spatial areas will be made adjacent to existing settlement boundaries which will be re-drawn through the HSADPD. Policies ADPP1 and ADPP5 provide the spatial strategy for the AONB within West Berkshire. Together with Policy CS1 they are guiding the allocation of housing sites across the district outside the existing settlement boundaries through the HSADPD.

6.1.6 The role of the HSADPD is to allocate a number of non-strategic sites across the district. The application site is included within the adopted HSADPD.

The objective of the HSADPD is to allocate the most sustainable non-strategic sites based on the technical evidence and the SA/SEA and in accordance with the housing distribution as set out in the spatial strategy of the Core Strategy.

6.1.7 Policy GS1 of the HSADPD is a general site policy applicable to all allocations. It seeks to ensure comprehensive developments and several requirements which are generally applicable to all sites. The proposed development complies with this policy, or is capable of doing so by condition.

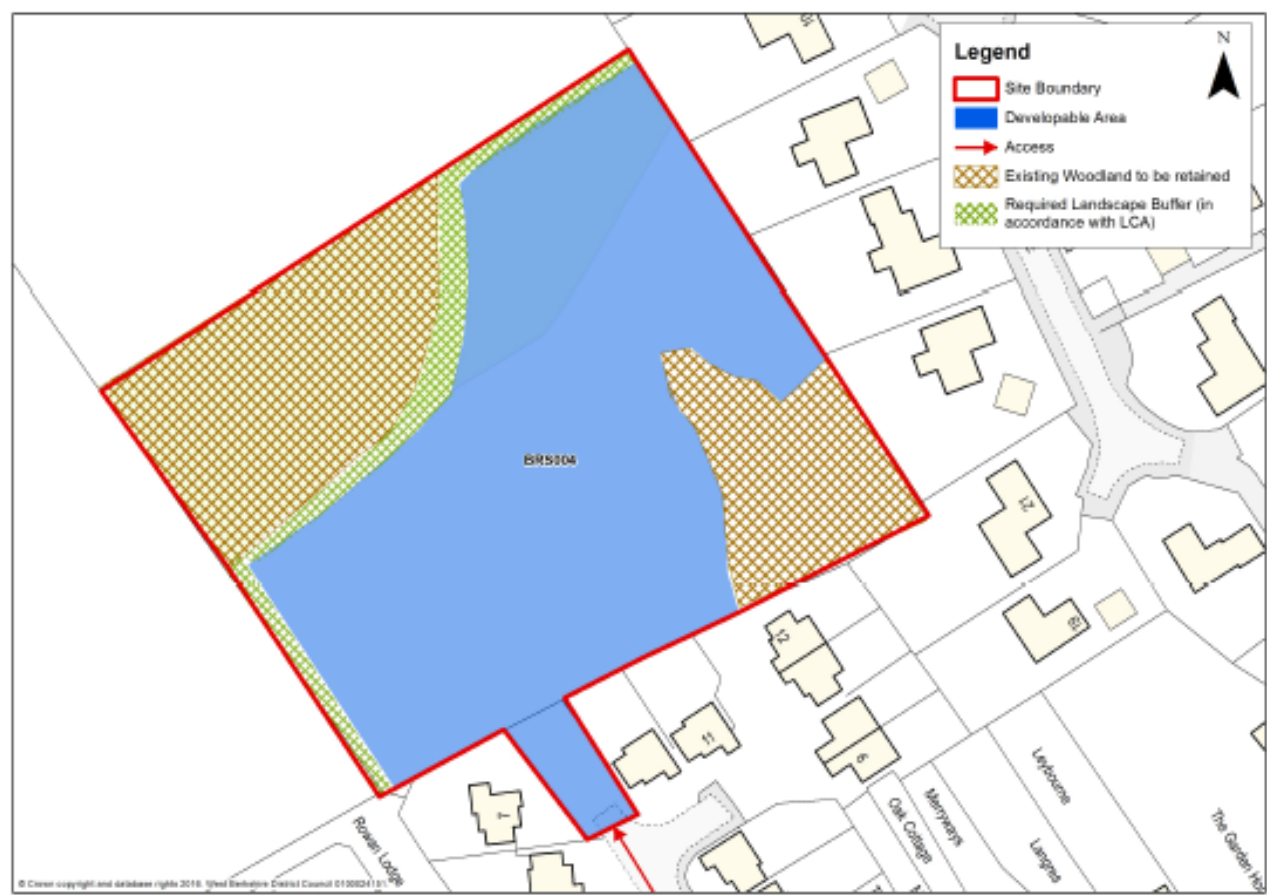
6.1.8 Policy HSA 22 of the HSADPD is the site specific policy for the application site. The full policy is set out below together with its associated plan:

The site has a developable area of approximately 0.6 hectares, taking into account the outcomes of the Landscape Capacity Assessment (2014). The site will be delivered in accordance with the following parameters:

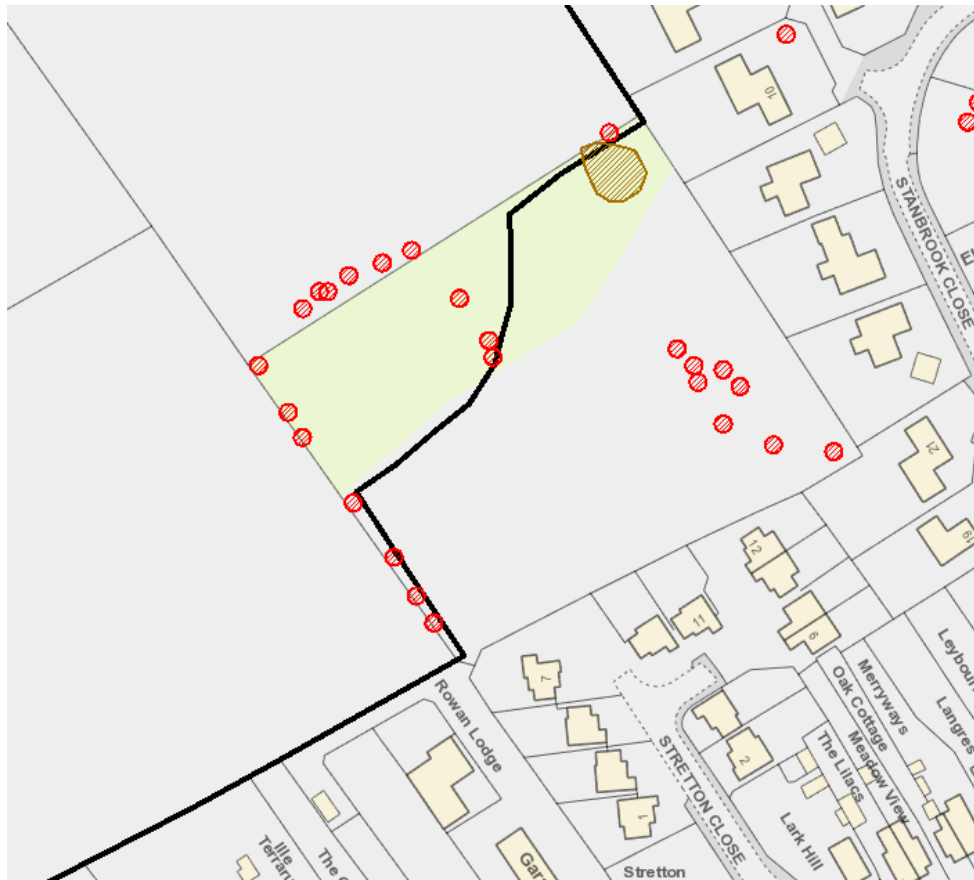
- *The provision of approximately 10 dwellings in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area.*
- *Access to the site will be provided from Stretton Close.*
- *A Flood Risk Assessment (FRA) will be required to inform the delivery of the site as the site lies adjacent to an area of surface water flood risk and there was standing water on the site during the flooding of January/February 2014. This FRA will also inform mitigation measures including the provision of SuDS.*
- *An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.*
- *An arboricultural survey will be required to inform the delivery of the site as there are protected trees present.*
- *The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:*
 - *The retention and enhancement of the existing tree belt and woodland group in the north western corner.*
 - *The retention of the small woodland group in the eastern corner.*
- *The development design and layout will be further informed by a full Landscape and Visual Impact Assessment (LVIA).*

Land off Stretton Close, Bradfield Southend (site reference BRS004)

Land off Stretton Close, Bradfield Southend- Policy HSA22



Land off Stretton Close – Map showing reviewed settlement boundary and Protected Trees shown as red circles.



- 6.1.9 The allocated site has a developable area of approximately 0.6 hectares and the Policy allocated approximately 10 dwellings, taking into account the outcomes of the Landscape Capacity Assessment (2014).
- 6.1.10 According to the HSADPD, this site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The proposed development would provide up to 11 dwellings within a 0.7 hectare area of residential development. The total site area is 1 hectare, with 0.3 hectares of the land covered by the trees along the boundaries and within the site. The residential area shown on the Illustrative Landscape Plan is not consistent with the HSADPD plan, however it has undergone landscape appraisal in its own right and to ensure the protected trees can be retained and protected, the proposed developable area has been slightly reviewed. The Council's Tree Officer states that the landscaping for the site, needs to take the existing site features into consideration, its position in the countryside and the future relationship with existing residents, the boundaries will need to be landscaped to improve on the already existing site features and natural screen and help reduce any visual impact of new dwellings, the use of a good mix of native hedge planting and trees, should be sufficient. In addition the Tree Officer concludes that the site contains a significant number of trees, a number of which are subject to a Tree Preservation Order (as shown in the above map), the trees have been fully considered, as such the Tree Officer has no major objection to the application, he states that a balance between the re-development of the site and the retention of the trees has been made to ensure that the new houses are in harmony with the existing site features, so the incoming occupiers can have the reasonable enjoyment of both their properties and gardens alike. It is therefore considered overall that the principle of the development, as submitted, is acceptable. Notwithstanding this conclusion, this matter of the developable area is discussed further under Section 6.3.9.

6.2 Affordable housing

- 6.2.1 Policy CS6 of the WBCS is concerned with the provision of affordable housing. In order to address the need for affordable housing in West Berkshire a proportion of affordable homes will be sought from residential development.

6.2.2 Updated position on Affordable Housing

- 6.2.3 Following the committee site visit, the application was deferred from the Planning Committee scheduled for 11 April 2018. The Planning Policy team have now provided comments and have indicated that given this site is greater than 0.5 hectares and is a greenfield site, the policy would require the provision of 40% affordable housing on site. This equates to 4 units (rounded down). This is notwithstanding that the development is for less than 15 dwellings.

- 6.2.4 The developer is willing to agree to the provision of affordable housing at 40% and to enter into a Section 106 agreement should there be a resolution

to approve the application. It is proposed that 4 affordable units are provided on the site, which are suggested to be, Plot 1 (3 bedroom) shared ownership, and Plots 10 and 11 (2 bedroom) social rented, and the fourth dwelling will be identified as one of the 4 bedroom plots. This final plot can be identified through the S106 negotiations if the application is approved. It is put forward that a Registered Provider will be offered the units.

- 6.2.5 The affordable housing provision is therefore acceptable in accordance with the policies discussed above.

6.3 Impact upon the character and appearance of the site and the AONB area

- 6.3.1 The Government attaches great importance to the design of the built environment, and securing high quality design is one of the core planning principles of the NPPF.
- 6.3.2 The site is located within a sensitive location within countryside forming part of the AONB, as such the proposal has been considered in terms of its potential impact and harm on the character and visual attractiveness of the area. This assessment has been based on the existing built form and the level of harm, if any from the proposed development.
- 6.3.3 The NPPF's Paragraph 17 states that in relation to design, Councils should always seek to secure high quality design which respects and enhances the character and appearance of the area. The NPPF is clear that good design is indivisible from good planning and attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. The NPPF also adds that the visual appearance is a very important factor, securing high quality and inclusive design goes beyond aesthetic considerations.
- 6.3.4 Paragraph 58 of the NPPF states that developments should function well and add to the overall quality of the area, respond to local character and history, and be visually attractive as a result of good architecture and appropriate landscaping.
- 6.3.5 Core Strategy Policy CS14 states that 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. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality.
- 6.3.6 Core Strategy Policy CS19: Historic environment and landscape character also outlines that 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 has been given to the sensitivity of the area to change and ensuring that the new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

6.3.7 The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 2 of SPDQD provides detailed design guidance on residential development. It offers guidance on how to preserve residential character by emphasising that respecting the physical massing of an existing residential area is a critical part of protecting residential character. The physical bulk of the proposed development has been considered in terms of the dwellings' footprints, lengths, widths and heights in line with the guidance within SPDQD Part 2 and a comparison with the existing form of development.

6.3.8 The dwellings have been designed such that their layout, size and scale do not appear out of context in relation to the adjacent properties to the south and east. The height of the dwelling at Plot 1 is lower than the height of the nearest dwelling at Stretton Close. In addition as the site slopes northwards it is considered that the scale and heights will be acceptable. The proposed dwellings will merge well with the existing Stretton Close development. During the consideration of the application, the height of Plot 1 was reduced to ensure it relates better to the existing dwelling heights in Stretton Close. The layout and gaps between buildings and plot sizes are considered to be in keeping with the local area.

6.3.9 Planning Policy Comments on Developable Area

6.3.10 The site is allocated for housing within the HSADPD, and therefore the principle of development is considered acceptable on the identified developable area of the site, as set out within the document.

6.3.11 The development plan is clear that, as the site lies within the AONB, development on the site should be landscape led. Core Strategy policy ADPP5 sets out that the conservation and enhancement of the natural beauty of the landscape will be the paramount consideration in assessing sites within the AONB. This approach is reflective of the NPPFs commitment at paragraph 115 for great weight to be given to conserving the landscape and scenic beauty in AONBs which have the highest status of protection in relation to the landscape and scenic beauty. Further to this policy GS1 makes clear that the final capacity, development design and layout of the site will be further informed by a more detailed Landscape and Visual Impact Assessment (LVIA).

6.3.12 Policy HSA22 sets out that the site has a developable area of approximately 0.6 hectares, taking into account the outcomes of the LCA (2014). The developable area of the site allocated in the HSADPD has therefore been informed by the recommendations of the 2014 Landscape Capacity Assessment (LCA), and the policy states *'The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:*

- *The retention and enhancement of the existing tree belt and woodland group in the north western corner.*
- *The retention of the small woodland group in the eastern corner.'*

6.3.13 The site allocation includes a required landscape buffer, along with the area of existing woodland/woodland group to be retained in the west / north western corner of the site. The policy buffer and existing woodland lie outside the developable area and outside the settlement boundary of Bradfield Southend. Policy C1 of the HSADPD states that *'There will be a presumption against new development outside of the settlement boundaries.'* Exceptions to this are listed within the policy, however this site does not fall under any of the exceptions.

6.3.14 The definition of 'developable area' contained in the glossary to the HSADPD states that it takes *'account of physical or landscape issues which limit development of the whole site. Areas of land unsuitable for development, such as wooded areas, flood zones or those areas deemed unacceptable for development in landscape terms have been excluded from the developable area.'*

6.3.15 The submitted plans with the application show development on the west/north western corner of the site which lies outside the developable area and outside of the settlement boundary.

6.3.16 In considering this matter further under Policies CS14, CS19 and HSA22, the decision maker will also need to have regard to Part 2 (Residential Development) of the Council's Quality Design Supplementary Planning Document (SPD). Section 1.4 considers the relationship of new housing to the open countryside and landscape setting. Paragraph 1.4.1 comments that new development on sites close to the edge of a settlement will need to demonstrate how the inter-relationship between open countryside and development form is respected. It goes on to state that particular care and attention should be taken to protect and enhance the AONB.

6.3.17 The applicant has produced an LVIA as required by Policy HSA22, which states at Paragraph 5.4 that *'the landscape strategy retains and enhances both the existing tree belt and the woodland group on the north west corner of the site.'* and that *'the mitigation measures set out within the Landscape Capacity Assessment 2014 and Policy HSA22 of the Housing Site allocations DPD should be incorporated into the scheme.'*

6.3.18 As stated at Section 6.1.2 of this report the Council's Tree Officer has assessed the proposed development and is satisfied that the existing protected trees on the site are adequately protected by the proposed scheme. Planning Officers consider that the layout sufficiently protects the existing key features of the site including the protected trees which are incorporated within amenity areas. Officers consider that the proposed development retains the existing tree belt and woodland group in the north western corner and the small woodland group in the eastern corner as required by Policy HSA22, making the scheme policy compliant in this respect.

- 6.3.19 Further to this, Policy GS1 makes clear that the final capacity, development design and layout of the site will be further informed by a more detailed Landscape and Visual Impact Assessment (LVIA). A more detailed landscaping scheme will be considered at the reserve matters stage, with this in mind the Tree Officer has recommended that the landscaping for the site needs to take the existing site features into consideration, its position in the countryside and the future relationship with existing residents, that the boundaries will need to be landscaped to improve on the already existing site features and natural screen and help reduce any visual impact of new dwellings and that the use of a good mix of native hedge planting and trees would be sufficient.
- 6.3.20 During the committee site visit on 04 April 2018, members sought clarification whether the tree at No 9 Stretton Close would be retained. This tree has not been retained on the proposed plans and according to the tree protection map is not protected. Notwithstanding that landscaping will be further considered at reserve matters stage, Officers consider that the tree would not present a significant landscape impact if it was removed as part of the scheme.
- 6.3.21 Given the location of the site on the edge of a rural settlement within the AONB and the fact the proposal seeks to develop beyond the identified developable area of the site, Officers are satisfied, that sufficient landscaping can be achieved at reserve matters stage to justify the proposed development. Further consideration has been given to the requirement for a drainage pond to serve the development.
- 6.3.22 The current proposed layout has been derived from a tree-led approach, seeking to retain the TPO trees and position buildings in a way which avoid harm and minimises any future threat. Adopting this approach has resulted in a small degree of conflict with the development plan in terms of housing being proposed beyond the developable area, encroaching into the policy-required landscape buffer. However, given the existing vegetation along the northern boundary and the local topography, the application site is well contained within the landscape. As such, it is considered that this encroachment will have little if any effect on landscape character and visual impacts beyond the settlement. Given that this layout would protect the existing TPO trees, it is considered that the benefits of the scheme outweigh the limited conflict with policy. It is therefore considered that the principle of development, as submitted, is acceptable.
- 6.3.23 It is considered that the public and private spaces of the development are clearly distinguished with private gardens well enclosed to the rear of the properties. All public spaces are overlooked by the dwellings and so there is a good level of natural surveillance. The proposed layout has largely been informed by the large trees within the site which are protected by a Tree Preservation Order. The tree constraints have resulted in a slightly revised developable area as compared to the HSA 22 Plan within the HSADPD. It is considered that this slight amendment is acceptable and ensures the dwellings can be delivered on the site whilst retaining the protected trees. The built up area is therefore considered comparable to

the HSA22 Plan. Having considered all the above matters, Officers recommend that the development sufficiently respects the character and appearance of the specific site and the AONB area, subject to further landscaping at reserve matters stage.

6.3.24 The North Wessex Downs AONB Management Plan 2014 – 2019

6.3.25 The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014 – 2019 describes the sense of remoteness and tranquillity associated with the North Wessex Downs as fundamental to the character of the AONB and vital to the enjoyment and appreciation of the landscape, the North Wessex Downs' vision seeks to make the North Wessex Downs AONB a place where development is low-impact. The sensitivity of the site and the development within the AONB is therefore very important. Due to the points raised above it is considered that the proposed dwellings are of an acceptable standard of design, size and scale within the context of the area adequately respecting and enhancing the distinctive character of the North Wessex Downs AONB.

6.3.26 With respect to conserving and enhancing the natural environment, paragraph 116 of the NPPF states that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated that they are in the public interest. It is therefore necessary to determine whether the proposal constitutes major development for the purposes of paragraph 116, and therefore whether this policy test should apply.

6.3.27 Case law establishes that the major development referred to in paragraph 116 is not necessarily the same as it is defined in the DMPO (10 or more dwellings or site area greater than 1 hectare). Determining factors are the size of development in absolute terms and its size relative to the size of the settlement. Site constraints have also been taken into account in case law (e.g. location, conservation areas).

6.3.28 Overall, taking into account the amount of development, comparative to the size of the settlement, the location on the edge of the settlement, along with Bradfield Southend's relationship with Newbury, Pangbourne Reading and Thatcham's built up areas, it is considered that the proposed development does not amount to major development in terms of paragraph 116 of the NPPF. Paragraph 116 is therefore not considered to apply to the proposed development.

6.3.29 The site is currently a paddock/ agricultural land without any agricultural buildings. The surrounding character of the area has mixed rural and urban features. The majority of these adjacent dwellings consist of detached two storey housing.

6.3.30 The proposed density of the residential development will be 11 dwellings per hectare. A Landscape and Visual Impact Assessment (LVIA) has been submitted and considered acceptable. Given the landscape work in relation to the HSA DPD, and noting the application is outline for principle only, the

proposed development is considered to comply with policy CS19 of the WBCS, and the site-specific policy HSA22 in terms of its landscape and visual impact upon the character and appearance of the surrounding area and the AONB.

- 6.3.31 The proposal therefore complies with Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal also complies with the West Berkshire Supplementary Planning Document Series: Quality Design, and the Housing Site Allocations Development Plan Document's Policies GS1, C1, C3 and HAS 22.

6.4 Impact upon neighbouring amenity

- 6.4.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Core Strategy Policy CS14 further states that new development must make a positive contribution to the quality of life in West Berkshire. The Council's Supplementary Planning Document 'Quality Design' and Supplementary Planning Guidance House Extensions provide guidance on the impacts of development on neighbouring living conditions.

- 6.4.2 The nearest dwellings are located to the south and north east of the site, however the dwellings most likely to be affected are the dwellings along Stretton Close.

No 7 Stretton Close

- 6.4.3 The existing house has a side-on relationship (at an angle) with the site. There are no fundamental concerns with a side-to-side relationship with a new dwelling on the application site. Concerns were raised with regard to the boundary arrangement. Whilst a hedge has been shown on the amended plans, the boundary matters will be dealt with as part of the reserved matters application dealing with landscaping.

No 9 and 11 Stretton Close

- 6.4.4 The existing houses back onto the site with rear gardens currently benefitting from an open outlook across the field. The proposed development would result in a significant loss of outlook, but an adequate separation distance between the existing dwelling and Plot 1 of approximately 18 metres is maintained, with some meaningful boundary vegetation, and careful positioning of windows any impacts can be addressed. The windows can be considered as part of the appearance on the reserved matters application. The position, height and bulk of the flanking wall of the closest building at Plot 1 is considered acceptable. As discussed above the height of Plot 1 was considered a concern, however this was reduced during the application stage to a maximum height of approximately 7.2 metres, whilst the dwelling at No 9 Stretton Close has a maximum height of approximately 7.5 metres. Officers have also considered the sloping land which slopes away from the existing dwellings, this further reduces any impacts

No 10, 12, 14, 16 and 21 Stanbrook Close

- 6.4.5 The rear elevations of all these dwellings are located at least 21 metres from the proposed houses, and in some instances there are intervening trees. There are no concerns with the resultant relationships with the new dwellings on the application site. Officers acknowledge the concerns raised by neighbours from these properties.
- 6.4.6 The newly proposed development is located to the west of the existing houses and gardens, and therefore there would be no loss of sunlight.
- 6.4.7 The additional impacts on neighbouring amenity are issues that would need to be examined at the reserved matters stage when consideration is given to landscaping and appearance. However, at outline stage it is considered that the illustrative layout, access and scale does not raise any significant concerns in this respect, particularly because of the separation distances and from indicative buildings and neighbouring properties and the intervening initial layout landscaping along the boundaries of the site.
- 6.4.8 The boundary treatments and landscaping of the site are considerations for a subsequent reserved matters application for landscaping. Boundary treatments which are in keeping with the character of the area, and safeguard neighbouring amenity, will be sought at that stage. Officers are aware that this has been raised by the resident at No 7 Stretton Close.
- 6.4.9 Given the existing residential context to the south and to the north-east, the proposal is not considered to have a sufficient detrimental impact upon the residential amenity of existing neighbouring properties in terms of outlook, loss of privacy, noise and disturbance to warrant refusal of the application.

6.5 On-site amenity and facilities for future occupiers

- 6.5.1 According to Part 2 of the Council's Supplementary Planning Document "Quality Design (SPDQD)", the Council considers it essential for the living conditions of future residents that suitable outdoor amenity space (e.g. private gardens) is provided in most new residential development.
- 6.5.2 The Council's Supplementary Planning Document "Quality Design" Part 2 suggests a minimum garden size of 100 square metres for houses with 3 or more bedrooms. The eleven plots will all have garden areas of more than sufficient size to deliver the required number of dwellings to comply with the guidance within the SPDQD.

6.6 Impact on Highways (safety and use)

- 6.6.1 Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.

- 6.6.2 Policy CS13 states that development generating a transport impact will be required to; reduce the need to travel, improve and promote opportunities for healthy and safe travel, mitigate the impact on the local transport network and the strategic road network, and prepare transport assessments to support planning proposals in accordance with national guidance.
- 6.6.3 Policy P1 of the emerging HSA DPD states the parking standards for new residential development. The layout and design of parking spaces should follow the parking design guidance from the Building for Life Partnership, 2012 and principles contained in the Manual for Streets in order that good quality homes and neighbourhoods are created.
- 6.6.4 The site is in Zone 3 of the parking standards. Thereby each of the 4+ bed houses require three external spaces each, the 3-bed 2.5 spaces and the 2-bed two spaces each. The parking proposals shown on the site plan complies with these standards. The layout includes a 4.8 metres wide carriageway with a 2 metres footway on the western edge and a one metre service margin the other side. The waste truck swept path is satisfactory.
- 6.6.5 Plot No.s 1, 4, 10 and 11 do not include garages and consequently a cycle store should be provided. This issue can be secured by condition.
- 6.6.6 Policy TRANS1 of the WBDLP Saved Policies 2007 states that the transportation needs of new development should be met through the provision of a range of facilities associated with different transport modes including public transport, walking, cycling and parking provision. The level of parking provision will depend on the availability of alternative modes, having regard to the maximum standards adopted by West Berkshire Council.
- 6.6.7 The Highways Officer has stated that the layout is acceptable and includes a 4.8m wide carriageway with a 2m footway on the western edge and a one metre service margin the other side and that the waste truck swept path is satisfactory.
- 6.6.8 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development. It states that transport assessments must; ensure safe and suitable access to the site can be achieved for all people, and improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. It further states that, development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 6.6.9 Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, development should be located and designed where practical to accommodate the efficient delivery of goods and supplies, and give priority to pedestrian and cycle movements. Proposed development must have access to high quality public transport facilities, create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, and avoid street clutter.

- 6.6.10 The Council's Highways Service has reviewed the proposed plans raising no objections, as adequate access is available. It is considered that the proposed development will comply with the criteria contained within Policy CS13 of the WBCS, Policy P1 of the HSA DPD, and the NPPF.

6.7 Impact on Trees

- 6.7.1 Policy CS18 of the WBCS encourages the retention of valued green infrastructure which contributes to the character of the landscape.
- 6.7.2. The NPPF states that planning permission should be refused for development resulting in the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- 6.7.3. The Council's Tree Officer has been consulted and has raised no objections, subject to conditions. The Tree Officer's comments are discussed at Section 6.1.2 of this report. It is therefore considered that the proposed development would conserve the trees covered by the various Tree Preservation Orders in compliance with the advice contained within the NPPF, and Policy CS18 of the WBCS.

6.8 The impact upon biodiversity

- 6.8.1 Core Strategy Policy CS17 (Biodiversity and Geodiversity) states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. Policy CS17 also states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 6.8.2 Policy HSA 22 of the HSA DPD requires the submission of an extended phase 1 habitat survey. From the submitted report it is concluded that the site supports habitats that are generally of low ecological value and that the mature trees have ecological value and will be retained. No UK Biodiversity Action Plan (UKBAP) Priority habitats are present within the site. However the site has potential to support some protected species, as such a condition will be attached to ensure compliance with the ecological survey recommendations. The Council ecologist has not commented to date, any response that is received will be included in the update report. Natural England have not raised any objections. It is therefore considered that the proposed development would comply with Policy CS17 of the WBCS.

6.9 Impact on Flooding and Drainage

- 6.9.1 The application site is located within Flood Zone 1, which is appropriate for new residential development. Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).

6.9.2 The National Planning Policy Guidance (NPPG) is more specific; it advises that whether a sustainable drainage system should be considered will depend on the proposed development and its location, for example whether there are concerns about flooding. Sustainable drainage systems may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development, sustainable drainage systems should be provided unless demonstrated to be inappropriate.

6.9.3 The decision on whether a sustainable drainage system would be inappropriate in relation to a particular development proposal is a matter of judgement for the local planning authority. In making this judgement the local planning authority will seek advice from the relevant flood risk management bodies, principally the lead local flood authority, including on what sort of sustainable drainage system they would consider being reasonably practicable. The judgement of what is reasonably practicable should be by reference to the technical standards published by DEFRA and take into account design and construction costs.

6.9.4 Sustainable drainage systems are considered necessary for this development. Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- (a) into the ground (infiltration);
- (b) to a surface water body;
- (c) to a surface water sewer, highway drain, or another drainage system;
- (d) to a combined sewer.

6.9.5 A drainage pond is incorporated in the scheme and will be located to the north of the site, consistent with the slope. The Lead Local Flood Authority has reviewed the scheme and has no objection subject to condition.

6.9.6 Water / Sewerage infrastructure capacity

6.9.7 Thames Water is the statutory sewerage undertaker responsible for maintaining the water and waste water infrastructure in the local area. Thames Water has not raised any objections to the proposed development. Thames Water have advice for developers on connecting to a local public sewer. Overall, the development complies with Policy CS5 of the WBCS, and Policy GS1 of the HSA DPD.

6.10 Other matters

Objections

6.10.1 The Parish and objectors to this application have raised concerns which are listed within Section 2 of this report. Many of the matters raised by objectors and the Parish Council have been addressed within this report, as such these have not been repeated here.

Community Infrastructure Levy

- 6.10.2 Planning Policy CS5 of the WBCS states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st April 2015. Planning applications which are decided after 1st April 2015 may be liable to pay the levy.
- 6.10.3 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations a charge is not made until the reserved matters stage. A full assessment will be undertaken during consideration of the reserved matters applications.

The assessment of sustainable development

- 6.10.4 Paragraph 7 of the NPPF provides a presumption in favour of sustainable development with the social role of the planning system being to ensure that strong, vibrant and healthy communities are supported through 'providing the supply of housing required to meet the needs of present and future generations. When considering development proposals the Council is required to take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- 6.10.5 Paragraph 10 states that plans and decisions 'need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas'.
- 6.10.6 The NPPF requires local authorities to 'approach decision-making in a positive way to foster the delivery of sustainable development' (paragraph 186). Paragraph 187 further stresses that 'decision-takers at every level should seek to approve applications for sustainable development where possible'.
- 6.10.7 Paragraph 14 of the NPPF sets out the Government's economic, environment social planning policies for England, with the presumption in favour of sustainable development. The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision. Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal.
- 6.10.8 Economic Dimension: It is considered that future residents will contribute to the local economy. There would be benefits in terms of additional employment during the construction period.

6.10.9 Environmental dimension: With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding AONB area has been assessed as part of this application. It is considered that the proposal will sufficiently respect the existing natural and built environment and that the proposal protects and enhances the prevailing pattern of development in the local area and the site specifically.

6.10.10 Social dimension: It is considered that the proposal makes a contribution to the wider social dimensions of sustainable development, though the provision of four affordable dwellings. The development would bring social benefits in terms of providing housing required to meet the needs of present and future generations, including affordable housing.

6.10.11 For the above reasons, it is considered that the proposed development is supported by the presumption in favour of sustainable development.

7. CONCLUSION

- 7.1. Having regard to the relevant development plan policies, the other material considerations referred to above, it is considered that the development is acceptable and should be approved for the following reasons.
- 7.2. The proposal will not harm the existing character and appearance of the surrounding AONB area and how it functions. The proposal will not have a material impact on neighbouring amenity, will secure sufficient garden amenity for future occupiers and will not present an adverse impact on highway safety. These considerations carry significant weight and indicate that conditional planning permission should be approved.
- 7.3. This decision has been considered using the relevant policies related to the proposal. These are; ADPP1, ADPP5, CS1, CS4, CS5, CS6, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of The West Berkshire Core Strategy 2006 - 2026, Policy OVS5, OVS6 and TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, Policy GS1, HSA22, C1, C3, and P1 of the Housing Site Allocations Development Plan Document (May 2018) (DPD), and the National Planning Policy Framework.

8. FULL RECOMMENDATION

DELEGATE to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the completion of a legal agreement by 23rd July 2018 and in accordance with the schedule of conditions (Section 8.1).

8.1. Schedule of Conditions

1. Reserved Matters

Details of the appearance and landscaping (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority no later than the expiration of three years beginning with the date of this permission, and no building or other operations shall start on site until the Reserved Matters have been approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in strict accordance with the approved details and with the requirements of any conditions attached to any approved reserved matters application. This condition shall apply irrespective of any indications as to the reserved matters which have been given in the application hereby approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004). The application is not accompanied by sufficient details of the reserved matters to enable the Local Planning Authority to give proper consideration to those matters and such consideration is required to ensure that the development is in accordance with the development plan.

2. Time limit

The development to which this permission relates shall be begun before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the approved matters to be approved, whichever is the later.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Plans approved

The development hereby permitted shall be carried out in accordance with drawing number 5085/201 REVISIONB; 16.48-105; 16.48-106; 16.48-107 and CV8160478/SK01 REVISION P2 received on 18th December 2017, drawing number 16.48-101 REVISION F; 16.48-102 REVISION B; 16.48-104 REVISION A and 16.48-103 REVISION D received 27 February 2018 and any plans and details approved under any subsequent approval of reserved matters applications and any conditions attached to such approvals.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

4. Hours of work (construction)

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:

7:30am to 6:00pm Mondays to Fridays;

8:30am to 1:00pm Saturdays;
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the living conditions of adjacent occupiers. This condition is attached in accordance with the NPPF, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and Policy OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

5. Unforeseen contamination

Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

Reason: In order to protect the amenities of proposed occupants/users of the application site. This condition is imposed in accordance with the National Planning Policy Framework (2012) and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

6. Construction Management Plan

No development shall commence until a Construction Management Plan has been submitted to the Local Planning Authority. The plan should detail items such as phasing of construction, lorry routing and potential numbers, types of piling rig and earth moving machinery to be implemented and measures proposed to mitigate the impact of construction operations including dust. In addition the plan should make note of any temporary lighting that will be used during the construction phase of the development. The plan shall be implemented in full and retained until the development has been constructed. Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

Reason: To ensure potential disruption is minimised as much as possible during construction. This condition is attached in accordance with the NPPF, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and Policy OVS 5, OVS 6 and OVS 7 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

7. Construction method statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) 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

- (e) Facilities for public viewing
- (f) Wheel washing facilities
- (g) Measures to control the emission of dust and dirt during construction
- (h) 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).

8. Surfacing of access

No development shall take place until details of the surfacing arrangements for the vehicular access(es) to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access(es) 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).

9. Parking/turning in accord with plans

No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) 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), Policy_TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and P1 of the Housing Site Allocation DPD.

10. Cycle storage

No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling without a garage shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and 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), Policy_TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and P1 of the Housing Site Allocation DPD.

11. Schedule of materials for access road

No development shall take place until a schedule of materials to be used for the access road has been submitted to and approved in writing by the Local Planning Authority. The road shall be constructed of a non-porous bonded surface draining to a SUDS system. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application the use shall not commence until the access has been constructed in accordance with the approved schedule.

Reason: To ensure that the appearance of the access is appropriate to the character of the area. 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).

12. Drainage details to be submitted

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

These details should be in accordance with the principles of the Glanville Flood Risk Assessment (dated 4 December 2017). These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;*
- b) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;*
- c) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;*
- d) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;*
- e) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; and*
- f) Finished floor levels for all properties should be a minimum of 300mm above surrounding ground levels.*

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary

because insufficient detailed information accompanies the application and so it is necessary to approve these details before any development takes place.

13. Ecological mitigation

No development shall commence until a scheme of ecological mitigation and management including a plan showing locations of any proposal has been submitted and approved by the Local Planning Authority Development. The approved mitigation shall be informed by the recommendations within the submitted Phase 1 Habitat Survey Report dated November 2017 by Ecoconsult Wildlife Consultancy. The approved mitigation shall be retained thereafter as part of the proposed mitigation.

Reason: To ensure the protection of protected species, which are subject to statutory protection and to provide ecological enhancements. This condition is imposed in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 17 of the West Berkshire Core Strategy Development Plan Document 2012.

14. Landscaping

No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season following completion of development.
- b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

15. Tree Protection (scheme submitted)

Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing(s) numbered plan 903-02 dated Nov 2017 and supported by the tree report by SJ Stephens ref 903 dated 29th November 2017. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance

with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

16. Spoil management details to be submitted

No development shall take place until full details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- 1) Show where any spoil to remain on the site will be deposited;
- 2) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- 3) Include measures to remove all spoil (not to be deposited) from the site;
- 4) Include timescales for the depositing/removal of spoil.
- 5) All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

17. Permitted Development removal – extensions and 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), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the plots, given the limited amenity space, and in the interests of respecting the character and appearance of the surrounding area, which includes protected trees. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP6, CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

Informatives:

1. Reasons for approval

The decision to grant planning permission has been taken because the development will preserve the character and appearance of the surrounding area and AONB, and the neighbouring amenity. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.

2. Approval - Objections/Support received

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

3. Legal agreements

This Decision Notice must be read in conjunction with the terms of a Legal Agreement of the *. You are advised to ensure that you have all the necessary documents before development starts on site.

4. Emergency access

Any gates required for emergency access should provide a minimum 3.1 m clear opening.

5. Fire hydrants

There are at present, no available public mains in this area to provide a suitable water supply in order to effectively fight a fire. The applicant is advised to provide suitable private fire hydrants, or other suitable emergency water supplies to meet Royal Berkshire Fire & Rescue Service requirements.

6. Surface water drainage

It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

7. Conditions – reserved matters

Please be aware that several of the consultees, for example; highways and the Council's tree officer requested conditions during consideration of this outline planning application that have been attached to this outline planning consent. The developer may wish to submit the requested information in support of a

future reserved matters application to avoid additional conditions on any future reserved matters consent.

- 8.2 Or** if the legal agreement is not completed by the 11th June 2018, to **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION**, or to extend the period for completion if it is considered expedient to do so.

The development fails to provide an appropriate scheme of works or off-site mitigation measures to accommodate the impact of the development on local infrastructure (affordable housing), or provide an appropriate mitigation measure such as a planning obligation. As such, the development fails to comply with the National Planning Policy Framework, the Planning Practice Guidance and Policy CS6 of the West Berkshire Core Strategy 2006-2026.