

Item No	Application No. and Parish	Proposal, Location and Applicant
(2)	17/03004/OUTMAJ Stratfield Mortimer	<p>This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sq m GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.</p> <p>Land South Of St John's Church Of England School The Street Mortimer Common Reading Berkshire</p> <p>TA Fisher (Mortimer) Ltd</p>

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03004/OUTMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in section 8.1 of this report.

OR

If the legal agreement is not completed by the 11 June 2018, to **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION**, for the reason set out in Section 8.2 of the report or to extend the period for completion if it is considered expedient to do so.

Ward Members: Councillor Graham Bridgman
Councillor Mollie Lock

Reason for Committee Determination: More than 10 letters of objection received.

Committee Site Visit: 18/07/2018

Contact Officer Details	
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1. Relevant Site History

- No relevant history for this site.

2. Publicity of Application

Site Notice Expired: 13 December 2017
Neighbour Notification Expired: 05 December 2017

3. Consultations and Representations

3.1 Consultations

Parish (Stratfield Mortimer)

The Council supports this application with some reservations.

General Comments

The developer has cooperated with SMPC in preparing, discussing and amending a Site Design Brief (SDB) before the submission of the present application. The committee welcomed this.

It is noted that this application is for outline permission with all matters apart from access and layout being reserved. However, the submission documents contain many indicative statement, drawings and proposals. Rather than ignoring those elements at this stage, the committee decided to comment on them where it feels it is likely to object in the future, at the detailed design stage, if those elements are simply repeated.

The committee comments on those areas where the application does not apparently meet the policies of the Stratfield Mortimer Neighbourhood Development Plan (NDP) (such policies are referred to as in the NDP, e.g. GD1).

The committee also decided to draw attention to a few areas where the present application is silent on matters which are dealt with in the Stratfield Mortimer Neighbourhood Development Plan (NDP).

Specific comments

1. The housing mix, density of housing and provision of affordable housing are all in line with the NDP (policies HD1, HD2, HD3, HD4, SDB3).
2. The proposed landscaping strategy does not meet NDP policies GD1 and SDB4. There is a gap in the landscaping which "should shield existing dwellings from the site but still allow open vistas". This gap is on the western side of the public footpath which is on the eastern boundary of the site, particularly where houses 21 to 22 are situated. It is felt that the only way the policy can be achieved is by moving the houses further from the boundary of the site to allow for adequate landscaping.
3. The design of the internal roads does not meet policy GD2 in that there seems to be excessive use of kerbs and asphalt

surfaces, whereas the ethos of the NDP is for alternative materials such as paviers. It is suggested that there should be greater use of paviers and non vertical kerbs, especially on straight sections of secondary road where the turning force of vehicles will be absolutely minimal.

4. There appear to be areas in which parking is not overlooked by habitable rooms (policy GD2), but it is appreciated that this will be clearer at the detailed design stage. However, as this could be considered a layout issue it is felt important to raise it at this time.

5. Policy GD3 concerns Flood Management. The council is not satisfied that the present proposal meets the requirement of the policy. In particular, the policy encourages the adoption of a worse case scenario where it is assumed that there is 100% run off from the whole of the area, as happened in 2007. The relevant application documentation does not make this assumption. Similarly, the calculations do not consider a 30 minute intense storm giving 21mm of rainfall. The details of the relevant storm, the third bullet point in GD3, can be found at: <http://onlinelibrary.wiley.com/doi/10.1002/wea.151/pdf>

As such we would wish to see the storm water provision enhanced to the standard given in policy GD3 before approval is given to this application.

6. Policy GD4 concerns street lighting. The council is not satisfied with the implication, contained in the ecology report, that there might be street lighting on the development. However, the Council have been assured by the developer, in an email, that no street lighting is intended other than where required by WBC. We would wish to make this a condition of approval of the application.

7. There seems to be a confusion over the use of standard fencing panels. Policy GD6 states a preference for them not to be used and this is supported by the diagrams in the application, but the text does make reference to them being used in back gardens. We would emphasise that the policy does not distinguish between particular areas but is intended to apply to all boundary treatments.

8. Policy GD6 also refers to the SUDS drainage strategy; the Council has concerns over this given the concerns over Flood Management (point 5 above).

9. The provision of environmentally friendly features, such as hedgehog gates, is specified as part of policies GD6 and B2, but the application's ecology report simply says they could be provided as opposed to will be provided. The Council requests WBC to make such provision a condition of planning permission.

10. While the application does make reference to a construction traffic management plan, as specified in policy SDB2. It is appreciated that this can only be developed in detail later in the design process, but the Council had great concerns over the adequacy of such a plan and request WBC to consider any such plan very carefully. There is substantial public concern at

present over the construction traffic on the neighbouring Tower House/ Fairwinds site which has the same developers and uses the same access road. It is quite possible that construction for the current application may spread over at least three years and a comprehensive plan is required.

11. Policy IS1 requires 'A superfast broadband strategy statement will be expected with all planning applications. The statement shall outline how the developer will provide a development which provides the maximum broadband speed currently feasible in Mortimer, show how predicted future speeds will be obtained and explains what discussion have taken place with the operators in advance of submitting a formal planning application.' While a statement from BT is included in the application there is very little else to show how future speeds would be delivered etc.

12. A pedestrian crossing is shown on the layout plan, near the entrance to the school / surgery site. The council does not want this to be zebra crossing with the associated requirements for street lighting.

13. The provision of potable water and the disposal of wastewater is dependent on an agreement with Thames Water which is not in place at present (Policy IS6).

14. During the public session of the SMPC Planning Committee which discussed this application two points were raised by local residents and the committee passes them on for information:

- a) whether the main sewer crossing the site is correctly located on the plans

whether the land forming pedestrian access at the north west of the site is part of the application site.

Highways Following submission of drawings amending the access design no objections subject to conditions.

Housing Following receipt of amended plans altering the distribution of affordable housing on the site, no objections (subject to completion of a Section 106 Legal Agreement to secure affordable housing provision).

Planning Policy This response sets out the key policy considerations which should be taken into account in any planning application for the site.

Policy context:

The National Planning Policy Framework (NPPF) makes clear that the starting point for all decision making is the development plan. In West Berkshire the development plan consists of the West Berkshire Core Strategy (adopted July 2012), the Housing Site Allocations Development Plan Document (adopted May 2017), the Stratfield Mortimer Neighbourhood Development Plan (adopted June 2017), the Saved Policies of the West Berkshire District Local Plan 1991 – 2006, the Replacement Minerals Local Plan (Saved Policies 2007) and the Waste Local Plan for Berkshire (1998). Accordingly, all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The first core planning principle in the NPPF is that planning should be genuinely plan-led, empowering local people to shape their surroundings. Any allocations of land beyond the settlement boundaries should take place through the local plan and neighbourhood plan process, with the consultation, sustainability appraisal and independent examination that the process requires.

The [Neighbourhood Planning Written Ministerial Statement](#) of 12 December 2016 does state that the relevant policies for the supply of housing will not be considered out of date in areas with an adopted neighbourhood plan provided that:

- the written ministerial statement is less than two years old or the neighbourhood plan has been part of the development plan for two years or less;
- the neighbourhood plan allocates sites for housing; and
- the local planning authority can demonstrate a three year supply of deliverable housing sites.

The Stratfield Mortimer Neighbourhood Development Plan (NDP) was made in June 2017 and allocates one housing site. West Berkshire Council is able to demonstrate a housing supply of over 5 years, and the Secretary of State appeal decisions (within West Berkshire) of 28 July 2017 (refs: APP/WO340/W/16/3144193 and APP/WO340/W/15/3141449) confirm this as does a further appeal decision (APP/W0340/W/16/3153899) dated 22 August 2017.

The policies for the supply of housing can therefore be considered up-to-date and have full weight for Development Management purposes.

(a) Core Strategy

The spatial strategy for West Berkshire (as set out in Core Strategy policy ADPP1) is clear that development will follow the existing settlement pattern and will comply with the relevant spatial strategy set out in the Area Delivery Plan policies of the document, based on four identified spatial areas. This site sits within the East Kennet Valley spatial area.

Policy ADPP1 states that most development will be within or adjacent to the settlements included within the settlement hierarchy, with the main urban areas being the focus for most development. Mortimer is identified as a Rural Service Centre in the settlement hierarchy. Rural Service Centres are those which have a range of services and reasonable public transport provision and can therefore accommodate some development. The policy goes on to state that the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings.

Policy ADPP2 sets out the spatial strategy for the East Kennet Valley, and this policy identifies Mortimer as one of two Rural Service Centres that will be the focus for development in this spatial area

Policy CS1 of the Core Strategy focuses on the delivery of new homes, and states that new homes will be located in accordance with the settlement hierarchy, and will be primarily developed on

previously developed land within settlement boundaries, other suitable land within settlement boundaries and land allocated for residential development. This site has been allocated for development and is included within the settlement boundary for Mortimer as set out within the Stratfield Mortimer NDP.

With regard to affordable housing, policy CS6 of the Core Strategy seeks the provision of 40% affordable housing on greenfield sites of 15 dwellings or more or 0.5ha or more. The application form indicates a provision of 44 affordable units from this scheme, which equals 40%. Comments should be sought from the Council's Housing officers with regard to the suitability of the proposed tenure.

The site is located within Flood Zone 1 but given the size of the site (greater than 1ha) a Flood Risk Assessment (FRA) is required in accordance with policy CS16. The policy also requires Sustainable Drainage Systems (SuDS) on the site, and this can be incorporated into the open space requirements for the site. It is noted that a FRA as well as a Drainage Strategy have been submitted in support of the application and the Council's Drainage officer should be consulted on this, along with the location and details of the SuDS proposed for the site. SuDS should be considered as part of the wide design of the site, and can be linked with biodiversity and amenity benefits as well as reducing flood risk on a site.

Policy CS18 states that new developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. The loss of green infrastructure will not be permitted.

Policies CS14 and CS19 require new development to demonstrate high quality and sustainable design that respects the character and appearance of the area. Development should contribute positively to local distinctiveness and sense of place, ensuring that it is appropriate in the context of the existing settlement form, pattern and character.

Other policies within the Core Strategy that are of particular relevance to this proposal are CS4, CS5, CS13, CS15, CS17, and CS18.

(b) Housing Site Allocations DPD

The HSA DPD sets out that 110 houses will be identified through a NDP for Stratfield Mortimer, and the adopted NDP includes such an allocation.

The proposal will need to comply with the parking standards as set out in P1 of the HSA DPD.

(c) Stratfield Mortimer NDP

The site is allocated for a mixed use development in policy RS5, and the requirements for the development of the site are set out in policies SDB1 to SDB4.

Policy SDB1 makes clear that the site must provide up to 110 dwellings (subject to the outcome of technical studies), and provide land of at least 1ha for community facilities to enable the relocation of

the infant school and a new doctor's surgery. The outline application is for 110 dwellings and includes land for the community facilities.

The policy also requires the preparation of a site design brief which is subject to discussion with Stratfield Mortimer Parish Council and the local community. The supporting details to the application include the site design brief, and I note that Stratfield Mortimer Parish Council in their comments on this outline application remark that the developer has *"cooperated with the parish council in preparing, discussing and amending the site design brief"*.

An archaeological desk based assessment must inform the scheme, and such an assessment has been submitted with the application.

Policy SDB1 additionally requires usable areas of open space that utilise the sites natural topography, as well as the provision on an integrated water supply and drainage strategy in advance of development.

Policy SDB2 of the NDP sets out criteria in relation to internal and external access, as well as parking. The policy also requires that any application is supported by a Travel Plan and Transport Assessment. The applicants have prepared both a Travel Plan and Transport Assessment, and the comments from the Council's Highways and Transport Team and Rights of Way Officer will assist the decision taker in determining whether the proposal accords with this policy.

The NDP in policy SDB3 seeks to ensure that the development of the allocated site is of a high quality, with a mix of house types and density that varies across the site but which will not exceed 32 dwellings per hectare overall. The decision taker will need to ensure that the proposal accords with this policy.

Policy SDB4 seeks to deliver a high quality development that is informed by a Landscape and Visual Impact Assessment (LVIA). The application is supported by a LVIA, and the decision taker may wish to seek the advice of an independent landscape consultant to ensure that this policy is complied with.

Other policies within the NDP that are of relevance to the proposal are RS3, RS4, HD1, HD2, HD3, HD4, GD1, GD2, GD3, GD4, GD5, GD6, IS1, IS5, IS6, B2, and B3.

Conclusion

The NPPF sets out that development should be sustainable and planning should be 'genuinely plan-led'. As such proposals must comply with the relevant policies of the development plan.

The NPPF sets out a clear presumption in favour of sustainable development. For decision taking this means approving proposals that accord with the Development Plan without delay, and where the Development Plan is absent, silent or out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies within the NPPF indicated development should be restricted.

The site is allocated for a mixed use development (up to 110 dwellings, community facilities, and open space) in the adopted Stratfield Mortimer NDP. 110 dwellings and open space are proposed, and land is included for the relocation of the infant school, a new doctor's surgery. The principle of development on the site is therefore considered to be acceptable in policy terms.

NDP policies SDB1 to SDB4 set out requirements for the development of the site, and in line with these requirements, the planning application is supported by a site design brief, LVIA, archaeological desk based assessment, Travel Plan, and Transport Assessment. Nonetheless, the decision taker needs to be satisfied that the information submitted is sufficient to fulfil the policy requirements.

Tree Officer No objections subject to conditions requiring detailed landscaping scheme, tree protection, arboricultural watching brief.

Education The proposed application is likely to have a modest impact, however there are issues with the Infant School in particular, which would affect the ability of the school to accommodate additional pupils. The site is very limited and prevents further expansion. The proposals secure a site and seek planning permission for a replacement 3FE infant school. This would mitigate the impact on the school, although the funding of the proposals is unclear. The CIL receipt will not be sufficient to cover this cost, and the CIL monies will also need to address other infrastructure priorities.

The proposals set aside a site of 1Ha for the proposed infant school and surgery. Confirmation that this site is sufficient for a 6,375sqm school is required, as the 1Ha site also needs to deliver the surgery and parking area. If the site is sufficient to support this then the size and location would be acceptable to the Education Service.

The Junior school site is more able to accommodate increased numbers and CIL will be used to mitigate the impact as necessary. Looking ahead growth is expected in the secondary phase, and the catchment secondary school is subject to a feasibility study to look at options for expansion. It is likely that CIL will be used to mitigate any impact and that this development will be considered within the feasibility study.

SuDS No objections subject to conditions in respect of delivering a comprehensive scheme of drainage and SuDS for the site. Addendum to comments confirming that the submitted documents demonstrate compliance with Policy GD3 (Flood Management) of the SMNDP.

Archaeologist No objections subject to condition securing a scheme of

archaeological works carried out in accordance with a Written Scheme of Investigation.

Sports England Declined to comment as the proposed works do not involve loss of or works to sports pitches.

Environmental Health No objections subject to conditions in respect of construction management and hours of work.

Public Open Space No objections following removal of LAPS from scheme and pending further details of play equipment to be installed in nature trail at a later stage.

Ecology No objections subject to conditions to deliver recommendations of ecology report.

Emergency Planning No objections. The site can be accommodated within the existing emergency planning arrangements.

Office of Nuclear Regulation No objections

Transport Policy No objections.

RBFRS Request provision of fire hydrants or mains water connection

Thames Water Request surveys to inform main, foul and surface water connection.

Public Rights of Way Following receipt of amended plans increasing the depth of the landscaped buffer alongside the ROW to the east (adjacent to plots 20-22) no objections to visual impact on PROW. Requested additional financial contribution towards footpath improvements. Advice received from CIL officer that footpath improvements are covered under the provisions of the CIL.

Waste Management No objections subject to condition for provision of waste/recycling stores.

CPRE We wish to object and make suggestions for this proposal.

Although we have supported the now approved Neighbourhood Plan, which now has statutory status as part of the WBC local plan, this proposal needs to be more in keeping with the plan in

some ways.

a) the eastern boundary 'green' strip, referred to in para 6.11 of the Landscape Visual Impact Assessment (1) file, needs to be wider and more continuous from top to bottom. Both at the top and bottom ends the strip narrows with several houses at the top entrance area. We strongly recommend removing those few houses from the plan: this would make for a higher quality entrance to the site with just green woodland space to the left making it more amenable to wildlife as well. Given the recent DCLG national revision of Housing Needs numbers giving WBC a significant reduction, this could be accommodated by WBC, though we do not encourage any rush to do that elsewhere.

By way of comparison, we refer to the recent PA17/03290 for 21 houses on 3 1/2 acres of the old farm site in the middle of Hermitage - it has a very wide LH green boundary to the access road and no houses there giving a high quality environment and little impact on the existing houses beyond.

b) We note that the Ramblers have some concerns with the Public Footpath that runs alongside this eastern boundary. To be an enjoyable walk it needs the woodland strip to be visible and not the backs of houses.

c) The plan - this is an attractive layout but we suggest consideration be given to making some inner road areas 'Home Zones', with textured sections where people can walk and children play safely, and it reduces the need for space-taking pavements. The first approved home-zone PA for WBC was the Theale by-pass site, years ago, but annoyingly this large site is still not developed.

**Rambler's
Association**

Public right of way Stratfield Mortimer /10 runs along the eastern boundary of the proposed development site, presumably outside the boundary of the development. This right of way has suffered in the past from abuse and has even been closed for periods because it became unsafe.

If West Berks Council are minded to approve this, and subsequent applications, for this site, Ramblers would want to see clear conditions laid on the developer to ensure the continued use of the footpath during the development, and also to ensure the safety of anyone legitimately using the right of way. This would probably require at least a secure physical barrier between the footpath and the development site, and preferably a buffer zone between the right of way and any building activity.

If the development goes ahead, the use made of this path will increase significantly, and remedial work on the surface of the

path will be required to allow it to stand up to increased footfall.

3.2 Representations

Total: 0 Object: 21 Support: 0

Objections:

- No need for a housing development of this scale;
- Insufficient parking provision;
- Increase in congestion;
- Too many houses for site;
- Insufficient school places;
- Additional burden on existing amenities;
- Not enough landscape buffer to east of site;
- Loss of privacy to neighbouring dwellings;
- Impact on character and appearance of area in light of elevated position of site in landscape;
- Disturbance to existing residents arising from noise due to imposing new housing alongside;
- Lack of a wildlife corridor to the north-east;
- Affordable housing is too clustered together;
- Concerns re. sufficiency of drainage strategy;
- Highway safety concerns with conflicting traffic flows;
- Insufficient landscape buffer to protect the amenity of neighbouring occupants;
- Detrimental impact on local ecology;
- Increased burden on sewage infrastructure;
- Concerns that the school/surgery won't be built;
- Insufficient assessment of landscape impact;
- Scale of development out of keeping with surrounding settlement pattern;
- Development construction impacts;
- Wrong type of houses for local need;
- Loss of amenity to users of surrounding footpaths.

Other matters:

- No indication of scale in submitted plans (this application is for outline permission. Scale is considered at the reserved matters stage that follows);
- Council's landscape assessments indicate that no development should take place on lower parts of the site (these surveys were carried out prior to adoption of the NDP and have therefore already been considered in the decision to allocate the site);
- Time taken to complete the development;
- Mortimer has had recent housing development.

3.3 Community Infrastructure Levy

- 3.3.1 The application is for outline planning permission, with CIL to be calculated at the reserved matters stage, once the details of floor areas for the proposed dwellings are known.

4 Planning Policy

- 4.1 The statutory development plan includes the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).
- 4.2 Other material considerations include government legislation and guidance, in particular:
- The National Planning Policy Framework (March 2012) (NPPF);
 - By Design: urban design in the planning system: towards better practice (DETR/CABE);
- 4.3 The following policies within the West Berkshire Core Strategy (2006-2026) are relevant to this application:
- ADPP1: Spatial Strategy;
 - ADPP6: East Kennet Valley
 - CS1: Delivering New Homes and Retaining the Housing Stock
 - CS4: Housing Type and Mix
 - CS5: Infrastructure Requirements and Delivery
 - CS6: Provision of Affordable Housing
 - CS13: Transport
 - CS8: Nuclear Installations – AWE Aldermaston and Burghfield
 - CS14: Design Principles
 - CS16: Flooding
 - CS17: Biodiversity and Geodiversity
 - CS18: Green Infrastructure
 - CS19: Historic Environment and Landscape Character
- 4.4 The following policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 are relevant to this application:
- OVS5: Environmental Nuisance and Pollution Control;
 - OVS6: Noise Pollution;
 - TRANS1: Meeting the Transport Needs of New Development.
- 4.5 The Policies of the West Berkshire Housing Site Allocations Development Plan Document (2017 – HSADPD):
- GS1: General Site Policy
 - C1: Location of New Housing in the Countryside
 - P1: Residential Parking for New Development
- 4.6 The Policies of the Stratfield Mortimer Neighbourhood Development Plan (2017-SMNDP) are relevant to this application:
- RS1
 - RS3
 - RS4
 - RS5
 - HD1

- HD2
- HD3
- HD4
- GD1: General
- GD2: Internal & External Access and Parking
- GD3: Flood Management
- GD4: Street Lighting
- GD5: Building Design and Style
- GD6: Landscape & Environment
- SDB1: General Features
- SDB2: Internal & External Access and Parking
- SDB3: Building Design and Style
- SDB4: Landscape & Environment
- IS1: Telecommunications
- IS5: Traffic
- IS6: Water and wastewater
- B1: Biodiversity and Environmental Gain
- B2: Biodiversity and Environmental Gain
- B3: Biodiversity and Environmental Gain
- GS2

4.7 In addition, the following locally adopted West Berkshire Council policy documents and other guidance are relevant to this application:

- Supplementary Planning Document, Quality Design (June 2006)
- The West Berkshire Planning Obligations Supplementary Planning Document (2014)

5. Description of Development

5.1 The application site is land to the south of St John's School, accessed via The Street. The land is located between two lines of existing residential development consisting The Avenue to the east and St Johns Road to the west. The land falls gently, with the gradient increasing to the south. Public Right of Way Stratfield Mortimer 10/1 runs alongside the eastern boundary of the site. Immediately to the north of the site the development of a site of 17 dwellings is underway (planning permission 16/02600/FULEXT, Fairwinds and Land at Tower House refers) and shares its access with the application site.

5.2 The application is for outline permission. The matters to be considered are access and layout for the development of 110 new dwellings, including 44 affordable units and 3 hectares of landscaped public open space, and access for a 1 hectare development to provide a new 3 form entry infant school and GP surgery.

6. Consideration of the Proposal

6.1 Environmental Impact Assessment (EIA)

6.1.1 The application has been screened under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A screening opinion was issued on 25 July 2017 concluding that the proposed works are not considered to be EIA development.

6.2 Appraisal

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

- Principle of development;
- Provision of affordable housing;
- The impact on the surrounding landscape and PROW;
- The impact on the amenity of nearby residential occupants;
- Highway safety and parking provision;
- Amenity of future occupants and public open space;
- Drainage;
- Ecology impacts

6.3 The principle of development and affordable housing provision

6.3.1 Policy RS1 of The Stratfield Mortimer Neighbourhood Development Plan 2017 (SMNDP) defines a new settlement boundary for Stratfield Mortimer. This includes the land consisting the application site. Policies RS5 and SDB1 allocate this site for a development of up to 110 new dwellings, including a requirement to set aside at least 1 hectare of land for the purpose of provision of a new infant school site and a GP surgery. Other policy requirements related to the site include the delivery of a suitable mix of housing (Policy SDB3), provision of a comprehensive drainage strategy informed by a flood risk assessment (Policies GD3, SDB1 and SDB4), suitable archaeological works (Policy SDB1) and at least 3 hectares of publically accessible public open space (Policy SDB4). The proposed scheme has been designed in consultation with Stratfield Mortimer Parish Council. Officers have assessed the application for compliance with the requirements of the above policies and are satisfied that the scheme is sufficiently compliant so as to accept the principle of development of the proposed works on the site.

6.3.2 In respect of affordable housing and the housing mix on the site, the proposed works would deliver affordable housing at the level specified in both the SMNDP and by Policy CS6 of the Core Strategy. Officers have considered the proposed mix of affordable and market housing, which consists of the following:

- 10x 1 bed flats (6 affordable)
- 18x 2 bed flats (10 affordable)
- 2x 2 bed bungalow (0 affordable)
- 24x 2 bed house (14 affordable)
- 12x 3 bed bungalow (2 affordable)
- 19x 3 bed house (10 affordable)
- 23x 4 bed house (2 affordable)
- 4x 5 bed house (0 affordable)

This mix of housing types and affordable housing is considered acceptable and the housing officer has not objected. However, during consideration of the initial submission officers identified that the affordable housing on the development had been confined entirely to the north-west corner. Following discussions with the agent a revised affordable housing layout was produced that distributes affordable units more evenly across the north and central parts of the residential development. While this still results in some clustering of the affordable housing, officers note that the proposed layout was designed in consultation with the Parish Council and that revisions to the layout to further distribute the affordable housing would be likely to

result in substantial alterations to the submitted layout which would be less likely to meet with the support of the Parish. On balance officers are satisfied that given the requirements for the scheme to be designed in co-operation with the Parish Council and the revisions to produce a better distribution, the affordable housing layout is acceptable.

6.4 The impact on the character and appearance of the surrounding area and neighbouring Public Right of Way

- 6.4.1 The site currently substantially consists a field in use for farming. The proposed works would locate the residential development of 110 houses to the north and centre of the site, allowing the public open space to be concentrated substantially to the southern part of the site, where visual sensitivity is highest and, due the steeper gradient of the land on this part of the site, building works would require considerably more engineering. The proposed layout orientates the more dense aspects of the residential development, consisting the smaller units and flats, to the north west and north of the developable area of the site, resulting in a lower density of development to the south and east of the site, taking account of the findings of the Landscape and Visual Impact Assessment that accompanies the application, and the discussions with the Parish both in preparation of the site and assessment of the site for allocation in the SMNDP, which identify these peripheral areas as having the greatest sensitivity to visual change.
- 6.4.2 The development is noted to be particularly exposed to views from the public right of way to the east and the open, arable landscape to the south. In allocating the site for development the Parish gave consideration to the impact on views from these locations. Other views consist the rear windows and rear amenity spaces of properties to the east and west. While it acknowledged that the proposed works will significantly alter all of these views, your officer considers that the strategy of confining the more dense parts of the development to the north and north-west, while allowing a lower density of housing to the southern and eastern parts of the site will allow for a softened transition into the more dense parts of the development in these wider views. The developed part of the site itself will substantially be confined to transition between the existing lines of development that defined a more linear pattern alongside the north-eastern and north western boundaries of the site, while the area of development to the south will take on a more gentle, curved form reflecting some of the topographical features of the site. The substantial landscaped buffer to the south of the site will allow for a softened transition into the surrounding landscape, while the planned areas of landscaping themselves will link well into the structure of existing hedgerows and stands of trees that surround the site in the landscape, reducing the imposition of the developed aspects of the site and allowing it to appear well connected to existing development rather than intruding harshly into the countryside beyond.
- 6.4.3 The proposed school and surgery site, while not considered in detail in terms of layout in this application, would be located behind the existing school site, and would respond well to the pattern of surrounding development. Its location within the site is not considered to be such as to result in a significant or detrimental impact on surrounding visual amenity, taking into account the relationship of this part of the site with existing and proposed residential development.

- 6.4.4 Your officer notes that the Parish and objectors raise concerns in respect of the landscape buffer to the north east of the site alongside the public right of way, adjacent to plots 20-22. These concerns were also reflected in the rights of way officer's initial consultation response. Following discussions with the developer and agent, the depth of this buffer was increased to four metres. The rights of way officer confirmed that this was sufficient to protect the amenity of users of the right of way. Your officer has assessed this alteration and considers that the increase in natural screening alongside the PROW will soften and mitigate the impacts of the development on the northern part of the PROW.
- 6.4.5 In light of the above considerations, and particularly in respect of the scheme providing an effective transition into the countryside while resulting in an acceptable level of visual impact on the PROW, and its sensitive design in terms of linking to the pattern of surrounding development, your officer is satisfied that the proposed works would comply with the policies of the Local Plan and SMNDP in respect of their level of impact on visual amenity.
- 6.4.6 Your officer notes that objections raise concerns in respect of the lack of information presented on the scale of the proposed development. While the layout of the site, and consequently the density of residential development proposed, is considered at this stage, considerations of scale and design of the proposed housing, school and surgery are reserved matters that would be considered under a subsequent planning application or applications for the reserved matters. However, your officer is not of the view that any aspect of the development is located poorly in respect of later considerations of scale and design.

6.5 Highway safety and parking provision

- 6.5.1 During consideration of this application amendments have been made to the proposed parking and road layout and the access arrangements. Discussions between the agent and the highways officer have secured a satisfactory level of parking to fulfil the requirements of Policy P1 of the West Berkshire HSADPD. Improvements to the access to include a small build out to prevent overtaking have been accepted by the highways officer on the basis of the transport assessment submitted with the application. The highways officer is satisfied that the proposed works will not result in a detrimental impact on highways safety due to the increased level of traffic, and that parking provision on the site is sufficient. While details of the layout of the GP surgery and school, including the internal road layout and parking provision, will be subject of a subsequent reserved matters application, the highways officer has raised no objections in respect of this aspect of the development or the location of the proposed access to this part of the site. Your officer notes that the scheme provides good pedestrian links to the rest of the site to the south east and the rest of Stratfield Mortimer to the north. Consequently the proposed works are not considered to be such as to result in any detrimental impact in terms of highway safety.

6.6 Open space provision and the amenity of future occupants

- 6.6.1 In terms of provision of open space, the proposed works achieve the 3 hectares required in the SMNDP, and as discussed above, this has been well located to the sensitive southern part of the site, and is designed so as to be publically accessible, including a nature trail with outdoor gym/play equipment stationed along it. It is

considered that this space, subject to its detailed design, will have significant public amenity value.

6.6.2 In terms of private amenity space, the plots on the site have generally been designed to accommodate the Council's recommended private amenity standards. While a few of the 2 bedroom plots fall slightly under the recommended 70 metres set out in the SPD, amenity space is arranged in a usable fashion for all plots on the site, and in your officer's view would in all cases allow for sufficient privacy and amenity of the occupants.

6.7 Drainage provision and surface water management

6.7.1 Policy GD3 of the SMNDP requires provision of a drainage and flood risk management strategy. The application is accompanied by such details, and these have been assessed by the Council's drainage engineer. While the concerns raised by the Parish in respect of these matters are noted, the drainage engineer has confirmed that the details provided demonstrate that the site can achieve compliance with the requirements of Policy GD3, Policy CS16 of the Core Strategy and the NPPF. Therefore, subject to the conditions recommended by the drainage engineer the proposed works are considered to provide sufficient drainage measures to accommodate surface water drainage and flood risk on the site.

6.8 Impact on trees and ecology

6.8.1 The tree officer has considered the landscape strategy and tree protection details submitted and is satisfied that subject to conditions the proposed works will not result in an adverse impact on trees and hedgerows on or surrounding the site.

6.8.2 Policies GD6 and B2 of the SMNDP require provision of ecological improvement measures. The Parish have noted that the submitted ecological appraisal does not provide detail on such measures and how they will be implemented in the development. The Council's ecology officer has considered the report and has raised no objections subject to conditions requiring delivery of the ecological mitigation and improvement measures stated in the report. While at the time of writing your officer was seeking further advice on the content of those conditions from the ecology officer, it is considered that such measures can be secured by way of conditions, together with a scheme of lighting that should in any case be provided in order to deliver the requirements of Policy GD4 of the SMNDP, which seeks to prevent use of street lighting above the Council's minimum standards.

6.9 Other matters:

6.9.1 Provision of superfast broadband:

Policy IS1 of the SMNDP requires the provision of a superfast broadband strategy statement. The Parish notes that while a statement from British Telecom accompanies the application no strategy for delivery has been provided. However, your officer notes that more detail on such infrastructure provision can be required to be provided by way of condition and is satisfied that such a strategy should be deliverable on this site.

6.9.2 Integrated drainage strategy/water infrastructure connection:

The Parish notes that water infrastructure requires agreement with Thames Water in order to secure provision. Thames Water have recommended conditions in respect of provision of further details for accommodation of a mains water and sewage connection for the site. Your officer has recommended a condition in respect of securing sufficient details as required by Thames Water and the policies of the SMNDP.

6.10 The presumption in favour of sustainable development

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

-In terms of the economic role the proposed works would attract economic benefits associated with development of the site;

-In terms of the social role of sustainable development, the proposed works would significantly increase both the housing supply and affordable housing in Stratfield Mortimer, contributing significantly to the availability and mix of housing in the area. The proposed works would also provide a site for a school and GP surgery, which while the Parish must engage with stakeholders to deliver would, in the event that they are delivered, offer the associated benefits in terms of provision of local amenities for the surrounding community;

-In terms of the environmental role of sustainable development the proposed works would result in the loss of the arable character and agricultural use of the site, but are considered to be well designed so as to confine the impacts of development to within the existing settlement pattern. Associated benefits in terms of ecological management will also serve to assist the environmental qualities of the proposed works.

7. Conclusion

7.1 The proposed works are considered not to engender an unacceptable level of impact on the character and appearance of the area or surrounding amenity, and would result in the development of a well-designed scheme to provide needed housing and affordable housing to the Stratfield Mortimer area. The proposed works will deliver on the aims and objectives of the Stratfield Mortimer Neighbourhood Development Plan (2017).

8. Recommendation

Subject to no adverse comments being received from the Lead Flood Authority and the Environment Agency, to **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in Section 8.1.

8.1 Conditions

1. Reserved matters (3 years)

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this planning permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. Two years commencement

The development hereby approved shall begin no later than two years from the date of approval of the last of the reserved matters.

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. Reserved matters (details)

Details of the appearance, landscaping, and scale for each phase of the development of the approved development of 110 houses including affordable housing, public open space and associated landscaping, and the appearance, landscaping, layout and scale of the 3FE infant school and 900 sq.m. GP surgery (use class D1) with shared parking area (hereinafter referred to as the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The development shall thereafter be carried out in accordance with the approved details.

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).

4. Phasing plan

No development shall take place until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall identify the phases by which the development shall be constructed and implemented, including all residential development (including affordable housing), the primary school, the doctor's surgery, and all public open space. Thereafter, the development shall be carried out in accordance with the approved Phasing Plan.

Reason: To ensure that the overall development proceeds in a coordinated manner assessed in accordance with the advice of the Town and Country Planning (Development Management Procedure) (England) Order 2015

5. Approved plans

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

2095 P 01; 2095 P 02; 2095 P 03; 2095 P 06; 2095 P 07; 2095 P 08; 5427.SK05 Rev. B; Landscape Strategy Drawing Number 100 Rev E

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

6. SuDS 1

No development shall take place until details of sustainable drainage measures to manage surface water within the residential development have been submitted to and approved in writing by the Local Planning Authority. These details should be in accordance with the principles of the Stuart Michael Associates Flood Risk Assessment (dated July 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

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), Policy GD3 of the Stratfield Mortimer NDP (2017) 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.

7. SuDS 2

No development of the approved school and/or surgery shall take place until details of sustainable drainage measures to manage surface water within the school have been submitted to and approved in writing by the Local Planning Authority. 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 a drainage strategy for surface water run-off which provides attenuation measures to retain rainfall run-off within the site and allow discharge from the site to the proposed ditch at no greater than greenfield run-off rates;
- d) 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;

- e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- f) 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

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.

8. Hours of work

No demolition or construction works shall take place outside of the following hours:

- 07:30 and 19:00 Monday to Friday;
- 08:00 and 13:00 Saturday;
- No work shall take place on Sundays and Bank Holidays

Reason: To protect residential amenity during the construction period in accordance with the NPPF (2012), Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

9. Water and waste

No development of the approved residential development shall commence until an integrated water supply and drainage strategy has been submitted and approved under a formal discharge of conditions application. The strategy shall provide details of any on and/or off site drainage works, and impact studies on the existing water supply infrastructure to determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the approved integrated water supply and drainage strategy. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To make sufficient provision for water supply and drainage in accordance with the NPPF (2012), Policies CS14 and CS16 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy GS1 of the West Berkshire HAS DPD (2017).

10. Emergency water supplies

No dwelling shall be first occupied until either:

- (a) Private fire hydrants, or other suitable emergency water supplies, have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority; or

- (b) Royal Berkshire Fire and Rescue Service confirm that such provision is not required (for example, because a public mains water supply for the development provides sufficient supply) and confirmation of the same has been given in writing by the Local Planning Authority pursuant to this condition.

Reason: At present there are no available public mains in this area to provide suitable water supply in order to effectively fight a fire. Suitable private fire hydrants, or other suitable emergency water supplies, are therefore required to meeting Royal Berkshire Fire and Rescue Service requirements, in the interests of public safety. The approval of this information is required before development commences because insufficient information accompanies the outline application and it will affect the servicing of the development. This condition is applied in accordance with the National Planning Policy Framework (2012).

11. Tree protection

Development of each phase of the approved development shall not commence until protective fencing has been implemented in accordance with the tree and landscape protection scheme identified on approved drawings numbered plan 911-02.1 Rev B dated June 18 and supported by tree report by SJ Stephens Associates ref 911 dated 13th June 2018. The protective fencing shall be retained intact for the duration of the development. Within the fenced areas, 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 Local Plan Core Strategy (2006-2026) 2012.

12. Arb supervision

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

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.

13. 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) Details of the phasing of landscaping to accompany the phasing of development;

- b) Completion of each phase of the approved landscape scheme within the first planting season following completion of each phase of the development;
- c) Any trees shrubs or plants that die or become seriously damaged within five years of this development being completed 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).

14. Archaeology

No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded in accordance with the requirements of the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) and Policy SDB1 of the Stratfield Mortimer NDP (2017).

15. Waste Management

No dwelling shall be occupied in each phase of the development until the refuse and recycling facilities have been provided in accordance with the approved drawings and in conjunction with the approved Phasing Plan. These facilities shall be retained for the storage of waste and recycling materials thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

16. Visibility splays

No dwelling shall be occupied until the visibility splays at the access on to The Street have been provided in accordance with drawing no. 5427.SK05 Rev B received on 12th July 2018. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests 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).

17. Construction Method Statement

No development shall take place until a Construction Method Statement addressing each phase of the development has been submitted and approved under a formal discharge of conditions application. 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) Site security arrangements including the erection and maintenance of security hoarding and any decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust, smell, dirt and other effluvia during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) Measures to control of noise
- (i) The proposed method of piling for foundations
- (j) Measures for control of surface water run off
- (k) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policies TRANS1, OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

18. Gradient of private drives

The gradient of private drives shall not exceed 1 in 8 or, where buildings are likely to be occupied by the mobility impaired, 1 in 12.

Reason: To ensure that adequate access to parking spaces and garages is provided. 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).

19. Parking and turning

No dwelling shall be occupied until the vehicle parking and turning spaces 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 turning of private motor cars 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 Policy P1 of the West Berkshire Housing Site Allocations DPD (2017).

20. Access construction

No dwelling shall be occupied until the existing access to the site has been amended and constructed in accordance with the approved drawings.

Reason: 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).

21. Cycle storage

No development shall take place until details of cycle parking and storage spaces have been submitted and approved under a formal discharge of conditions application. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details. The cycle parking and storage shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

22. Travel Plan

To be confirmed on the update sheet by Transport policy officer.

23. Pedestrian and cycle accesses

No dwelling shall be first occupied until the pedestrian and cycle accesses have been provided in accordance with the approved plans.

In order to ensure that safe access to the development is provided for sustainable modes of transport in accordance with the requirements of the National Planning Policy Framework (2012), Policy CS13 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy SDB2 of the Stratfield Mortimer NDP (2017).

24. Electric charging points

No development shall commence until details of electric car charging points and associated infrastructure to serve each phase of the approved development has been submitted and approved under a formal discharge of conditions application. Such details shall include a schedule for the implementation of the electric car charging points on each phase of the development. The approved works shall be undertaken in accordance with the schedule. The electric car charging points shall be retained thereafter.

Reason: In the interests of the amenity of the occupants of the site in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy P1 of the West Berkshire Housing Site Allocations DPD (2017).

25. Lighting strategy

No development of the approved dwellings and school/surgery site shall take place until an external lighting strategy has been submitted and approved under a formal discharge of conditions application. Such a strategy shall provide details of all external lighting and street lighting to be erected on the site in each phase of the development. No dwelling in any phase of the development shall be occupied, and the school/GP surgery shall not be occupied until all lighting on that phase of the development has been erected in accordance with the approved lighting strategy. Thereafter the external lighting for the site shall be retained in accordance with the approved strategy and no additional external/street lighting shall be erected on the site

Reason: To ensure protect the foraging habitats of bats and to protect the dark night skies of Stratfield Mortimer in accordance with the requirements of the NPPF, Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy GD4 of the Stratfield Mortimer NDP (2017).

26. Superfast broadband strategy

No development shall commence until a Superfast Broadband Strategy Statement has been submitted and approved in writing by the Local Planning Authority. Such a statement shall set out how superfast broadband is to be provided to each phase of the development, including a schedule for connection. Thereafter no phase of the development shall be occupied until superfast broadband infrastructure has been provided in accordance with the approved details.

Reason: To ensure that the site is provided with high speed communications infrastructure in the interests of the amenity of the occupants of the site in accordance with the requirements of the NPPF, Policies CS5 and CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) and Policy IS1 of the Stratfield Mortimer NDP (2017).

27. Ecology

Ecology conditions to be confirmed on update sheet due to late consultation response.

8.2 Refusal Reason

Or if the legal agreement is not completed by the 11th June 2018, to DELEGATE to the Head of Development & 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.