

**EASTERN AREA PLANNING COMMITTEE
ON 25 JULY 2018**

UPDATE REPORT

Item No: (2) **Application No:** 17/03004/OUTMAJ **Page No.** 51-76

Site: Land South of St John's Church of England School, The Street, Mortimer Common, Reading, Berkshire

Planning Officer Presenting: Mr Simon Till

Member Presenting: N/A

Parish Council Representative speaking: Councillor Pat Wingfield

Objector(s) speaking: Mr Peter Marsh
Mr Colin Whitaker

Supporter(s) speaking: N/A

Applicant/Agent speaking: Ms Katherine Miles

Ward Member(s): Councillor Graham Bridgman
Councillor Mollie Lock

1. Publication of 2018 National Planning Policy Framework

Members are asked to note that the National Planning Policy Framework 2018, which supersedes the previous NPPF (2012) referred to in the officer's report has now been published. The recommendation made in the report and this update sheet is considered to be consistent with the policies in this document.

2. Updated list of conditions

A number of revisions to the list of recommended conditions are proposed. These are summarised below:

- Alterations to various conditions including Reserved matters (condition 1), Arboricultural Supervision (Condition 13), Landscaping (Condition 14), Cycle storage (Condition 22), Pedestrian and cycle accesses (Condition 25), to refer to phases of the development;

- Division of reserved matters condition (condition 3) into two separate conditions (conditions 3 and 4) referring to the reserved matters for the residential development and the school/surgery development separately
- Condition 23 to require delivery of the requirements of the approved Travel Plan for the residential development;
- Condition 24 to require a Travel Plan for the school;
- Condition 25 amended to refer to the phases of the residential development;
- Condition 27 to require the layout of all phases of the development to comply with adopted standards of road and footpath design and vehicle parking;
- Conditions 28, 29 and 30 to require submission of separate lighting strategies for the residential development, school and surgery to enable the development of these elements to be brought forward at different times;
- Conditions 31, 32 and 33 to require submission of separate Superfast Broadband Strategy Statements for the residential development, school and surgery to enable the development of these elements to be brought forward at different times;
- Condition 34 to require approval of an Ecological Management Plan (EMP);
- Condition 35 to require that no part of the public open space and landscaped areas of the site is sold or disposed of separately to prevent this being taken into private gardens and secure its retention on the site;
- Condition 36 to require a plan for the management and retention of the public open space on the site.

An updated complete schedule of recommended conditions is included below.

3. Updated reason for refusal and clarification of officer's recommendation

Officers note two errors in the recommendation given on pages 53 and 70 (Section 8) of the report, and a further error in the refusal reason. The errors are a reference to the Environment Agency and Lead Local Flood Authority which do not relate to this application and the date of the 11th June 2018. The recommendation and refusal reason are revised as follows:

"Subject to the completion of a S106 legal agreement to secure affordable housing and public open space within three months from the resolution date (or any longer period as agreed in writing in consultation with the Chairman/Vice Chairman of the Eastern Area Planning Committee) to **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in section 8.1

OR

If a S106 legal agreement to secure affordable housing and public open space is not completed within the above specified time, to delegate to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reason listed below"

"Refusal Reason S106 Planning obligation

The application fails to provide a Section 106 Planning Obligation to deliver necessary infrastructure and mitigation measures, including:

- (a) Affordable housing, without which the proposal would be contrary to the NPPF, Policy CS6 of the West Berkshire Core Strategy (2006-2026), and the Planning Obligations SPD.
- (b) Public open space, including 3 hectares of publically accessible landscaped open space (provision and governance), without which the proposal would be contrary to the NPPF, Policy CS18, Policies RL.1, RL.2 and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) Policy SDB4 of the Stratfield Mortimer NDP (2017) and the Planning Obligations SPD."

4. Additional information on layout of the school/surgery site

During the Committee site visit Members requested further information in respect of the potential layout and parking arrangements for the school and surgery site, and associated vehicle movements. Extracts from Section 4 of the Design and Access Statement (Appendix 1) and the Transport Assessment (Appendix 2) that accompany the application are attached in respect of this matter. The highways officer will be in attendance at the Committee meeting to assist Members with queries on these matters.

5. Additional information on scale of residential development

During the Committee site visit Members requested further information in respect of the likely scale of dwellings on the site. The attached excerpts from Section 5 (Appendix 3) of the DAS provide information on building heights in the different areas of the development. Indicative sections across the site form part of the submission and will be displayed for Members to refer to at the meeting.

6. Parish consultation response

Members are asked to note that the Parish returned no objections to consultation on amended plans, including enlargement of the landscaped buffer alongside plots 22-24 in a consultation response dated 11 May 2018.

7. Depth of landscaped buffer to east

At the site visit Members queried the depth of the landscaped buffer to the east of the site alongside the PROW. At its most narrow point, alongside plot 22 this is 4 metres;

- Alongside Plot 25 it is 14 metres at the north east and 23 metres at the south east;
- Alongside the pumping station in front (east) of plot 43 it is 12 metres;
- Alongside Plot 52 it is 12 metres;
- Alongside the north of plot 54 it is 18 metres;
- Alongside the south east of plot 54 it is 39 metres.

Revised list of recommended conditions:

1. Reserved matters (3 years)

Application for approval of the reserved matters for each phase of development as set out under Conditions 3 and 4 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 (Residential details)

Details of the appearance, landscaping, and scale for each phase of the approved residential development of 110 houses including affordable housing, public open space and associated landscaping, (hereinafter referred to as the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before each phase of 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. Reserved matters (School and/or Surgery site details)

Details of 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 on the school and/or surgery site 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).

5. 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 infant 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

6. Approved plans

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

2095 P 01 Rev A; 2095 P 02 Rev G; 2095 P 03 Rev R; 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.

7. SuDS 1

No development on the approved residential site 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 including those of Policy GD3 of the Stratfield Mortimer NDP (2017);
- 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.

8. 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 including those of Policy GD3 of the Stratfield Mortimer NDP (2017);
- 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), 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.

9. 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.

10. Water and waste

The approved residential development shall not 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).

11. 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).

12. 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.

13. Arboricultural supervision

No development in any phase shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief for that phase 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.

14. Landscaping

No development or other operations shall commence on site until a detailed scheme of landscaping for each phase of 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).

15. 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).

16. 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).

17. 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).

18. 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), Policies TRANS1, OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 and Policy SDB2 of the Stratfield Mortimer NDP (2017).

19. 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).

20. 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).

21. 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), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy SDB2 of the Stratfield Mortimer NDP (2017).

22. Cycle storage

No development within each phase shall take place until details of cycle parking and storage spaces have been submitted and approved under a formal discharge of conditions application (where not approved through the reserved matters application for that phase). No dwelling shall be occupied until the cycle parking and storage space for it 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).

23. Residential Travel Plan

The residential development shall be carried out in accordance with the submitted Travel Plan ref: No. 5727/RTP dated February 2018.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site in accordance with the NPPF, Policies CS13 and CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy SDB2 of the Stratfield Mortimer NDP 2017.

24. School travel plan

The 3FE Infant School shall not be brought into use until a School Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The operation of the school shall thereafter be carried out in accordance with the approved details.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the school site in accordance with the NPPF, Policies CS13 and

CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy SDB2 of the Stratfield Mortimer NDP 2017.

25. Pedestrian and cycle accesses

No dwelling within a phase of the residential development shall be first occupied until the pedestrian and cycle accesses within that phase 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).

26. Electric charging points

No development shall commence until details of electric car charging points and associated infrastructure to serve each phase of the approved residential 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 residential 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).

27. Layout and design standards

The detailed layout of all phases of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. The road and footpath design shall be to a standard that is adoptable as public highway. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of providing adoptable infrastructure, road safety and 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 SDB2 of the Stratfield Mortimer NDP (2017).

28. Lighting strategy (residential)

No development of each phase of the approved residential development shall take place until an external lighting strategy for each phase 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 residential development. No dwelling in any phase of the residential development shall 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).

29. Lighting strategy (surgery)

No development of the approved surgery shall commence until an external lighting strategy for the school 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 surgery site. Thereafter all external lighting and street lighting on the school site shall be erected in accordance with the approved strategy.

Reason: In the interest of providing adoptable infrastructure, road safety and 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 SDB2 of the Stratfield Mortimer NDP (2017).

30. Lighting strategy (school)

No development of the approved school shall commence until an external lighting strategy for the school 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 school site. Thereafter all external lighting and street lighting on the school site shall be erected in accordance with the approved strategy.

Reason: In the interest of providing adoptable infrastructure, road safety and 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 SDB2 of the Stratfield Mortimer NDP (2017).

31. Superfast broadband strategy (residential)

No development of any dwelling 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 the residential development on the site, including a schedule for connection. Thereafter no dwelling shall be occupied until superfast broadband infrastructure has been provided in accordance with the approved details and schedule.

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).

32. Superfast broadband strategy (infant school)

No development of the infant school 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 the school, including a schedule for connection. Thereafter the school shall not be occupied until superfast broadband infrastructure has been provided in accordance with the approved details and schedule.

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).

33. Superfast broadband strategy (surgery)

No development of the surgery 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 the surgery, including a schedule for connection. Thereafter the surgery shall not be occupied until superfast broadband infrastructure has been provided in accordance with the approved details and schedule.

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).

34. Ecology

An Ecological Management Plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority. The EMP shall be based on the recommendations set out within the Ecological Report prepared by AA Environmental Ltd and dated September 2017. The development shall be carried out in accordance with the approved details.

Reason: To provide for ecological protection and enhancements and biodiversity and environmental gain in accordance with the NPPF, Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies SDB4, B1, B2 and B3 of the Stratfield Mortimer NDP (2017).

35. No separate disposal of open space

No parts of the public open space and landscaped areas within the site shown on drawing numbers 2075 P 06 and Landscape Strategy Drawing number 100 Rev E shall be taken

into private gardens, or shall be sold or disposed of separately from any other part of the public open space on the site.

Reason: In order to ensure that the public open space and landscaped areas are retained, in order to mitigate the impact of the development on views from the surrounding landscape and the neighbouring public right of way, and in the interests of securing biodiversity and environmental gain in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies SDB4, B1, B2 and B3 of the Stratfield Mortimer NDP (2017).

36. Open space management

No dwelling on the site shall be occupied until details of a management plan to secure the management and retention of the public open spaces on the site have been submitted and approved under a formal discharge of conditions application. The management of the public open spaces shall thereafter be carried out in accordance with the details of the approved management plan.

Reason: In order to ensure that the public open space and landscaped areas are retained, in order to mitigate the impact of the development on views from the surrounding landscape and the neighbouring public right of way, and in the interests of securing biodiversity and environmental gain in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies SDB4, B1, B2 and B3 of the Stratfield Mortimer NDP (2017).

Revised reason for refusal (to be used in the event that a S106 legal agreement is not completed in the time scales specified above):

Refusal Reason

S106 Planning obligation

The application fails to provide a Section 106 Planning Obligation to deliver necessary infrastructure and mitigation measures, including:

- (a) Affordable housing, without which the proposal would be contrary to the NPPF, Policy CS6 of the West Berkshire Core Strategy (2006-2026), and the Planning Obligations SPD.
- (b) Public open space including 3 hectares of publically accessible landscaped open space (provision and governance), without which the proposal would be contrary to the NPPF, Policy CS18, Policies RL.1, RL.2 and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Policy SDB4 of the Stratfield Mortimer NDP (2017) and the Planning Obligations SPD.

Appendix 1: Information about school/surgery layout

4

THE SCHOOL AND SURGERY SITE

- 4.5 In accordance with Policy SDB1 of the NDP, 1 ha of land is set aside for enabling the provision of community facilities.
- 4.6 This land would allow for the relocation of St John's Infant School onto a site suitable for a three form entry (3FE) infant school with associated outdoor space. - The outline proposal allows for a 1900sqm infant school building. Although it will be for the Local Education Authority in consultation with St. Johns School and the community to design the school building, the space proposed would be sufficient for the following spaces:
- School Hall
 - Learning Resource Centre (including Library)
 - Classrooms x 9
 - Staffroom and Staff workspace
 - Administration Offices
 - Pupil and Staff toilets
 - Accessible toilets
 - Staff shower and a Hygiene Room
 - Kitchen, plant room, storage and caretaker's room
- 4.7 As indicated on the submitted land use plan, approximately 5300sqm of land has been set aside as outdoor space associated with the infant school. This includes outdoor learning space as well as space for sport and socialising.
- 4.8 The 1ha site would also allow for the provision of a new doctors' surgery. The land use plan indicates a 900sqm surgery building over 2 levels. Whilst it would be for a GP Practice or NHS Trust to design and layout out the building via a future application, this space would enable reception and consulting rooms on the ground floor with space at the first-floor level for administration, training, staff and storage areas and further treatment rooms.
- 4.9 A shared drop-off / parking facility is proposed within the 1ha. The land use plan indicates that approximately 2350sqm could be given over for car parking which is sufficient for around 50 spaces. The drop-off loop enables a "kiss and drop" facility by the school gates and also provides for school bus / coach turning and waiting as required.
- 4.10 The proposed area has been positioned to provide these facilities close to the village centre, with access to the proposed pedestrian and cycle route linking to the village to encourage sustainable modes of travel to school.
- 4.11 Whilst the design of the school and doctors' surgery would be a matter for future reserved matters applications by the relevant education authorities and healthcare service providers, the Land Use Plan on the previous page sets out the indicative distribution of required uses within this area.
- 4.12 The layout opposite demonstrates one possible way that the required provision could be made within the area set aside.

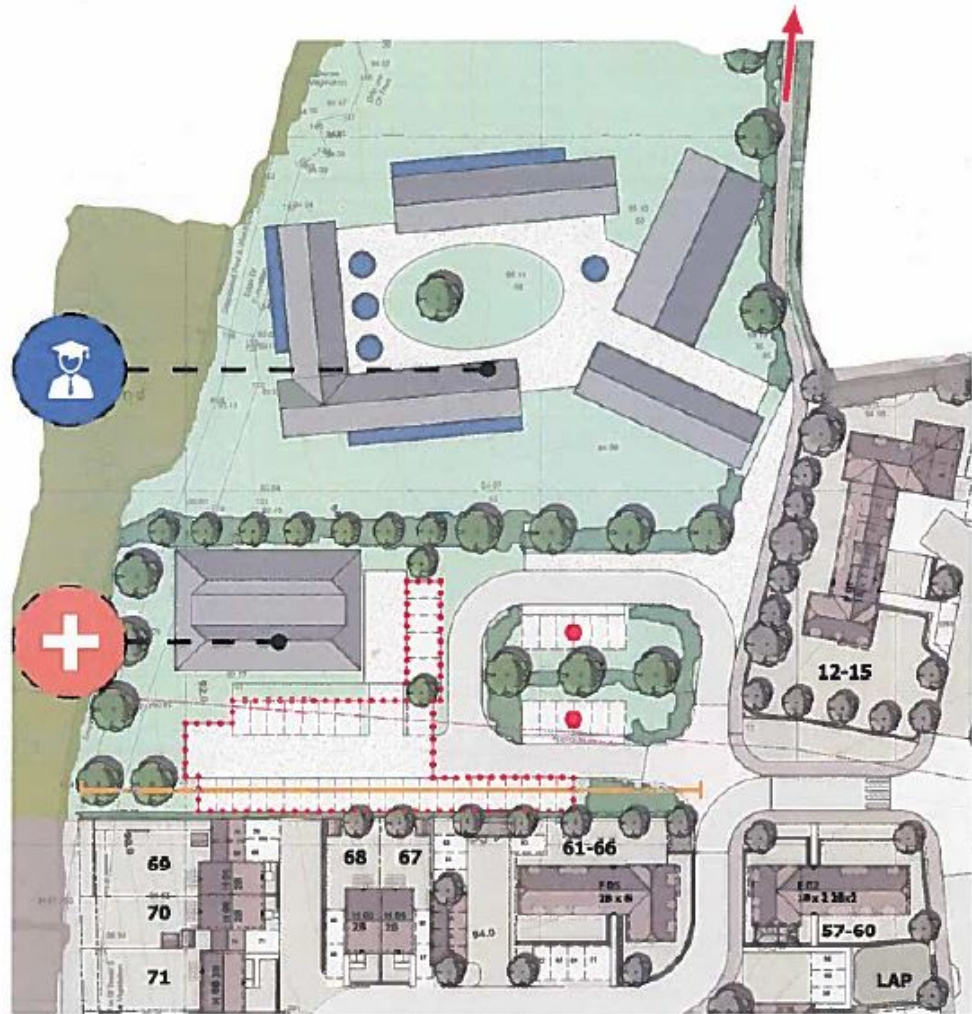


Figure 21. Extract of Illustrative Layout showing Indicative Design for Community Facility Enabling Land

KEY

- Native Planting to Boundary
- Shared Parking Provision
- "Kiss and Drop Area"
- Pedestrian and Cycle Link to The Village Centre

2 The new facilities have been located where the greatest number of existing and new residents can access them easily.

Appendix 2: Information about school/surgery vehicle movements



Note: some rounding errors due to Excel

- 5.9 Table 5.3 indicates that the total amount of two way trips across all modes generated by the development could equate to 96 trips in the AM Peak and 90 in the PM peak. Of which 15 trips in the AM and 14 trips in the PM peaks would be by sustainable modes such as on foot, by train, bus or by bicycle.

New Infant School & Doctors Surgery

- 5.10 Though not part of this planning application, trip generation for the relocated infant school and doctor's surgery are also considered for robustness and to ensure that there is sufficient capacity on the immediate highway network to accommodate these trip in the future. It is intended that these facilities will use the same access as the proposed dwellings. Therefore their potential trip generation needs to be considered when considering the operation and design of the junctions.
- 5.11 The current infant's school has a 2 form entry with some 180 pupils. The aspiration for the site is to provide a 3 form entry primary school to replace the existing school. This will therefore result in an increase in pupils from 180 to 270 once the school is fully occupied.
- 5.12 The TRICS database has been interrogated to generate an estimate of trips based on the future capacity of the infant school of 270 pupils. Sites classified as Education /A - Primary which had 100-300 pupils were selected. In order to be consistent with the network peak identified assessed peak hours remain unchanged as 08:00-09:00 and 17:00-18:00. However it is acknowledged that the afternoon peak for the school is different.
- 5.13 Table 5.4 provides a summary of the trip rates and the potential trip generation for the infant school. Appendix F contains the full TRICS report for each.

Table 5.4 – TRICS Rates & Trip Generation for an Infant School

Time Period	TRICS Rates			Trip Generation for an Infant School		
	Arrival	Departure	Two-Way	Arrival	Departure	Two-Way
AM Peak 08:00 – 09:00	0.258	0.196	0.454	70	53	123
PM Peak 17:00 – 18:00	0.036	0.062	0.098	10	17	26



- 5.14 Table 5.4 shows the infant's school should generate some 123 two way trips in the AM and 26 in PM peak.
- 5.15 As with the infants school no plans are available for the doctors' surgery. Based on a total of 8 doctors (existing 7 at Mortimer surgery (NHS Website) and an additional one to account for potential future growth), the TRICS database was integrated to generate potential trip rates for a doctors surgery. Sites classified as Health / G – GP Surgeries were selected. Appendix F contains the full TRICS report.
- 5.16 As set out above for the purposes of consistency peak hour times for assessment remain unchanged. Table 5.5 provides a summary of the trip rates and the potential trip generation for the doctor's surgery.

Table 5.5 – TRICS Rates & Trip Generation for a Doctors Surgery

Time Period	TRICS Rates			Trip Generation for a Doctors Surgery		
	Arrival	Departure	Two-Way	Arrival	Departure	Two-Way
AM Peak 08:00-09:00	4.143	1.857	6	33	15	48
PM Peak 17:00-18:00	1.429	2.571	4	11	21	32

- 5.17 Table 5.5 shows the doctors surgery should generate up to 48 two trips in the AM and 32 in PM peak.

Trip Distribution

- 5.18 Trip distribution for the new residential units is based on Census 2011 Journey to Work Data. Using the Census data, specifically 'Location of usual residence and place of work' dataset. Trips were distributed along the most likely routes to and from the site to these locations. The Census data is contained in Appendix E. These trips were then assigned to the local highway network using a journey planner tool such as Goggle maps. Figures 5.1 & 5.2 illustrate the residential development trips.
- 5.19 The proposed infants school and doctors surgery are to eventually replace existing facilities in the village. The existing trips associated with these facilities would move to the proposed development site once the new facilities are opened. For example, trips to the doctor's surgery that originated from the east of Mortimer would now turn left into the proposed development and avoid the Victoria Road/West End Road/The Street junction. Conversely the same is true of trips that would have left the existing doctors surgery and



travelled west, these trips now pass through the Victoria Road/West End Road/The Street junction as they start from the site access before the junction.

- 5.20 Those associated with the existing surgery (7 doctors) have therefore been assumed to be on the existing network and simply diverted to the site and the new trips associated with the additional doctor have been added as new trips to the network.
- 5.21 In relation to the proposed school, trips associated with the existing 180 pupils are considered to be present on the wider network and so inherent in the traffic survey data, but will divert into the site. The trips associated with the additional 90 pupils have been calculated and added as new trips to the network.
- 5.22 This re-distribution of trips on the local highway network must to be accounted for when assessing the junctions. The resulting trips were then re-distributed on the network. Figures 5.3 & 5.4 illustrate the doctor's surgery and school trips on the network.

Travel Plan

- 5.23 A Travel Plan will be provided for the proposed development. As this is an outline application a framework draft Travel Plan will be provided and submitted as part of the planning application. This Travel Plan sets out how non car travel will be promoted to future residents of the site and sets aims and targets for reducing single occupancy car travel.

Appendix 3: Information about scale of residential development

5












Character Area 1: The Gateway

5.25 Key Features:

- Marker buildings create a sense of arrival
- Medium density development reflecting the character of the adjacent Avenue
- Typically detached and semi-detached homes



Figure 28. The Gateway – Indicative Precedents

Character Area 1: The Gateway Matrix			
Street Typology		Plot Components	
Primary Street Secondary Street		Frontage Character	Staggered Frontage
Indicative Density		Dwelling Typology	
Medium dph		Setback	2 - 5m
Building Heights		Parking Typology	
1 - 2.5 storey		P2, P3, P5, P6	
Boundary Treatment		B3, B4, B8 (B9 rear gardens only)	
Materials Palette			
Wall - Primary		Wall - Secondary	Roof
			
Red Brick	Red and blue brick	Render	Slate Grey Tile
Windows		Door	Details
			
Bay windows	Sash/Casement	Semi-Enclosed	Columns
			
		Buff Brick	Buff and Blue Brick
			
		Chimneys	














Character Area 2: Village Lanes

5.26 Key Features:

- Higher density development linking to the village core
- Focal space to provide social hub with the proposed community facilities
- Apartment blocks, terraces and semi-detached homes



Figure 31. Village Lanes- Indicative Precedents

Character Area 2: The Village Lanes Matrix			
Street Typology		Plot Components	
Primary Street Secondary Street Tertiary - Homezone		Frontage Character	Consistent Stepped
Indicative Density		Dwelling Typology	SD1, SD2, SD3, T1a, T1b, T2, F1, F2, F3
High dph		Setback	1 - 5m
Building Heights		Parking Typology	P1, P3, P4, P5, P6
2 - 2.5 storey		Boundary Treatment	B1, B2, B4, B7 (B9 rear gardens only)
Materials Palette			
Wall - Primary		Wall - Secondary	Roof
			
Red Brick	Red and blue brick	Buff Brick	Render
			
			Slate Grey Tile (main)
			Plain clay tile
Windows		Door	Details
			
Bay windows	Casement Sash	Canopy	Columns
			
		Buff Brick	Buff and Blue Brick
			
		Chimneys	Dormer Window












Character Area 3: Woodland Views

5.27 Key Features:

- Sinuous lower density development utilising the topography of the site
- Typically detached or semi-detached homes
- Views to the open space and wider countryside
- Wooded backdrop formed by proposed landscape buffer



Figure 34. Woodland Views - Indicative Precedents

Character Area 3: Woodland Views Matrix			
Street Typology		Plot Components	
Secondary Street Tertiary - Shared Drive		Frontage Character	Undulated Frontage
Indicative Density		Dwelling Typology	D1, D2, D3
Low dph		Setback	Min 5m
Building Heights		Parking Typology	P2, P3, P6
1 - 2 storey		Boundary Treatment	B4, B5, B6, B8 (B9 rear gardens only)
Materials Palette			
Wall - Primary		Wall - Secondary	Roof
			
Red Brick	Red and blue brick	Render	Tile Hanging
Windows		Door	Roof Detail
			
Bay windows	Enclosed	Semi-enclosed	Buff Brick
			
			Buff and Blue Brick
			
			Chimneys
			
			Dormer Window