

Appendix B Planning conditions (Draft)

Condition	Reason
<p>1. Design guidance</p> <p>With the exception of ‘minor operational and miscellaneous development’, a Design Statement shall be submitted in writing to the Local Planning Authority for approval prior to the commencement of development other than demolition and ground preparation works. The Design Statement shall demonstrate how the proposed development has been influenced by the Design Guidance.</p>	<p>To protect the amenity of the business park and achieve good place-making. In accord with the advice in policy CS14 in the WBCS of 2006 to 2026.</p>
<p>2. Ecological baseline</p> <p>The ecological baseline shall be kept up-to-date by a regular review of the baseline surveys by a professionally qualified ecologist not less than every two calendar years from the date of adoption of the LDO.</p> <p>The survey updates shall be submitted in writing to the Local Planning Authority.</p> <p>Should the updated surveys identify significant changes in the baseline conditions, the relevant ecological survey(s) shall be undertaken by a professionally qualified ecologist and submitted for approval by the Local Planning Authority.</p>	<p>In the interests of preserving and enhancing the natural environment (NPPF 2018) and in accordance with the recommendations of the Greenham Business Park Phase II Bat & Reptile Survey, December 2017). And in accord with policy CS17 in the WBCS of 2006 to 2026.</p> <p>Significant changes in the ecological baseline may require review of the LDO.</p>
<p>3. Protected species - bats</p> <p>Prior to the commencement of development, including demolition, existing buildings or structures included within the proposed development are to be surveyed for the presence of bats by a qualified ecologist. A written report shall be submitted to the Local Planning Authority for approval. This shall identify the need for further surveys and/or mitigation measures to be included in the development scheme.</p>	<p>In the interests of preserving and enhancing the natural environment (NPPF 2018) and in accordance with the recommendations of the Greenham Business Park Phase II Bat & Reptile Survey, December 2017) and in accord with the advice in policy CS17 in the WBCS of 2006 to 2026.</p>
<p>4. Other protected species surveys</p> <p>Prior to the commencement of any development in areas marked on LDO Plan 2 as “Area of Ecological Importance”, including site preparation or clearance, protected species surveys shall be completed by an appropriately qualified ecologist and in the appropriate season. The information collected shall be used to update information on the species and to assess potential impacts of the development. The survey report together with a</p>	<p>In the interests of preserving and enhancing the natural environment (NPPF 2018) and in accordance with the recommendations of the Greenham Business Park Phase II Bat & Reptile Survey, December 2017), and in accord with policy CS17 in the WBCS of 2006</p>

<p>mitigation strategy as appropriate shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the development and shall be thereafter implemented as agreed.</p>	<p>to 2026.</p>
<p>5. Protection of trees</p> <p>All trees within Zone E are to be retained and protected from impacts of development, with the exception of trees that need to be removed for sound arboricultural or health and safety reasons on the advice of a qualified arboriculturalist.</p> <p>Where removal of trees within Zones A, B, C and D is required to facilitate development permitted by this LDO, they will be replaced with native species at a ratio of 1:1.5, within the Business Park area as identified on the LDO Plan 2.</p>	<p>In the interests of preserving and enhancing the natural environment (NPPF 2018). And in accord with policy CS18 in the WBCS of 2006 to 2026 .</p> <p>Zone E covers the boundaries of the LDO area which provide screening of the business park from the wider landscape.</p>
<p>6. Vehicle and cycle parking</p> <p>Development will accord with the Local Authority's extant parking standards unless otherwise agreed in writing by the Local Planning Authority. Vehicle and cycle parking shall be provided prior to the occupation of the building(s).</p>	<p>To ensure the development is provided with adequate parking facilities, but recognising that this is a private business park. This condition is imposed in accordance with the NPPF (2018), Policy CS13 of the West Berkshire Core Strategy (2006 -2026).</p>
<p>7. Access, parking and turning space</p> <p>The use of the development as permitted shall not commence until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s).</p>	<p>To ensure the development is provided with adequate parking facilities, recognising that this is a private business park This condition is imposed in accordance with the NPPF (2018), Policy CS13 of the West Berkshire Core Strategy (2006 -2026).</p>
<p>8. Contaminated Land</p> <p>1. Site Investigation</p> <p>No development, with the exception of 'minor operational and miscellaneous development' (as defined in section 3.5), shall take place until a Phase 2 site investigation and risk assessment has been completed to assess the nature and extent of any contamination on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.</p>	<p>To accord with the advice in the NPPF 2018 para 178 and to protect human health.</p>

<p>2. <u>Submission of Remediation Scheme</u> A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>3. <u>Implementation of Approved Remediation Scheme</u> The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>4. <u>Reporting of Unexpected Contamination</u> In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2, which is subject to the approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.</p>	
<p>9. External lighting (ecological sensitive boundaries) Artificial light levels on the ecological sensitive boundaries identified on LDO Plan 2 will be kept to below 1 lux.</p>	<p>Protection of ecological interest (bats) in accordance with the recommendations of the Phase II Bat & Report (December 2017). In accord with policy CS17 in the WBCS of 2006 to 2026.</p>
<p>10. External lighting (floodlights) Details of any floodlighting, over 5m in height, on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of the</p>	<p>To protect local amenity [visual impact] and to reduce light pollution in accord with the advice in para 180 of the NPPF of 2018.</p>

<p>development. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.</p>	
<p>11. Sustainable surface water drainage</p> <p>The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.</p>	<p>This site is within an Inner Source Protection Zone for public water supply abstraction. It is necessary to protect the quality of this water in accord with the advice in the NPPF (2018), Policy CS16 in the WBCS of 2006 to 2026, and saved policy ECON6.</p>
<p>12. Construction Environmental Management Plan</p> <p>No construction activity (including demolition) shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (unless otherwise agreed in writing by the Local Planning Authority). The development shall be carried out in accordance with the approved details. The management plan shall provide for:</p> <ul style="list-style-type: none"> (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) Wheel washing facilities (e) Measures to control the emission of dust and dirt during construction (f) A scheme for recycling/disposing of waste resulting from demolition and construction works (g) Hours of construction (h) Measures to protect the neighbouring SSSIs (i) Protective fencing around the development site to exclude reptiles during the construction phase. 	<p>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 NPPF (2018), and policy CS13 of the West Berkshire Core Strategy (2006-2026), and saved Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006.</p>
<p>13. Noise assessment</p> <p>No development of Use Classes B2 (General Industry) or B8 (Storage and Distribution), or any proposal including installation of air handling equipment, shall take place until details of the following have been submitted to the Local Planning authority.</p> <ul style="list-style-type: none"> (a) The findings of a noise survey (undertaken in accordance with BS7445 or such other standard acceptable to the Local Planning Authority) to determine noise levels in the vicinity of the proposed development; (b) Written details and calculations showing the likely impact of noise from the development; 	<p>To protect local amenity in accord with saved policy OVS6 in the WBDLP of 2007 [saved] and the advice in the NPPF of 2018.</p>

<p>(c) A scheme of works or other such steps as may be necessary to minimise the effects of noise from development.</p> <p>(d) Development shall not commence until written approval of a scheme under (c) above has been given by the Local Planning Authority. All works forming part of the scheme shall be completed before any of the development is first occupied, and maintained during the operation of the use/building as permitted.</p>	
<p>14. Odour assessment</p> <p>No development involving manufacturing processes shall commence until the applicant has submitted to the Local Planning Authority a scheme of works to minimise the effects of odour from the development. Development shall not commence until written approval has been given by the Local Planning Authority to any such scheme of works. The development must then be carried out in strict accords with the as approved details.</p>	<p>To protect local amenity in accord with the advice in the NPPF of 2018.</p>
<p>15. Trade counters</p> <p>Use for trade sales, if any, is permitted up to a maximum of 15% of the ground floor area of the unit.</p>	<p>Retail floorspace is controlled within the business park to minimise competition with the town centre and to manage traffic impacts in accordance with the Transport Assessment (August 2018). And in accord with the sequential test in the NPPF 2018 para 86.</p>
<p>16. Travel Plan</p> <p>No development shall take place until a Travel Plan Compliance Statement has been submitted in writing for the approval of the Local Planning Authority. The Travel Plan shall state how the development will comply with the Framework Travel Plan (August 2018).</p>	<p>To ensure the development reduces reliance on private motor vehicles. This condition is imposed in accordance with the NPPF (2018), and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>

Informatives

Protected species (general)

Your attention is drawn to the need to have regard to the requirements of UK and European legislation related to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species are affected by the development. If protected species are discovered you must be aware

that to proceed with the development without seeking advice from Natural England could result in prosecution.

Nesting birds

It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds (please refer to the Greenham Business Park Phase II Bat & Reptile Survey, December 2017). To avoid contravention of protected species legislation, any vegetation removal associated with the development must be scheduled to avoid peak bird nesting season (which runs from 01st March to 31st August, inclusive), unless prior inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works. If the presence of nesting birds is confirmed, any works which may disturb them will be delayed until the young birds have fledged the nest of their own accord.

Oil/chemical storage

Any above ground oil or chemical storage tanks should be sited on an impervious base and surrounded by a liquid tight bund wall. The bunded area should be capable of containing 110% of the volume of the tank(s), and all fill pipes and sight gauges should be enclosed within its curtilage. No drainage outlet should be provided, and the vent pipe should be directed downwards into the bund.

Historic environment

Extensive detail of the historic interest of the site is provided in the following report: *Historic Buildings Record in Respect of former RAF / USAF Greenham Common Base, New Greenham Park, Near Newbury, Berkshire on behalf of the Greenham Common Trust* (CgMs February 2006).

Water/Wastewater Infrastructure

The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements.