

**EASTERN AREA PLANNING COMMITTEE  
ON 18<sup>TH</sup> SEPTEMBER 2019**

**UPDATE REPORT**

<b>Item No:</b>	<b>(1)</b>	<b>Application No:</b>	18/02485/OUTMAJ	<b>Page No.</b>	17-34
<b>Site:</b>	Land North Of Dauntless Road and South Of Poundhouse Farm, Clayhill Road, Burghfield Common				

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<b>Planning Officer Presenting:</b>	Michael Butler
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<b>Member Presenting:</b>	N/A
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<b>Parish Representative speaking:</b>	Councillor Paul Lawrence Councillor Ian Morrin (in absence of Councillor Paul Lawrence)
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<b>Objector(s) speaking:</b>	Alison May
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<b>Supporter(s) speaking:</b>	N/A
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<b>Applicant/Agent speaking:</b>	Phil Brown
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<b>Ward Member(s):</b>	Councillor Bridgman Councillor Longton Councillor Mayes
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**Update Information:**

**Additional representations**

Two additional letters of objection received, which in summary gave the following representations:

- No more houses are needed locally
- Infrastructure is already under pressure
- Cutting down woodland is not necessary and harmful
- Contrary to policy on climate change
- Protection of ancient woodland and veteran trees has been upgraded in the recent changes to the NPPF
- Protected Hazel Dormice are located in the vicinity of the proposed link
- The suds feature will have a significant impact on local habitats.

- The original Sustainability Appraisal for the HSA DPD allocation was incorrect as the impact was deemed to be neutral, not harmful to the ancient woodland.
- The proposed link runs contrary to the guidance in the NPPF, PPG and West Berkshire Core Strategy.
- The applicant could withdraw the link
- Application of a minimum buffer width of 50m should apply, not the 15m.
- The original objection from the Woodland Trust to the HSADPD allocation is evidenced in the objection.

The Woodland Trust has provided comments on the amended plans and the proposed pedestrian/cycle link. They comment that no details have been supplied about the method of construction of the link, and that it should be via a no-dig construction to protect roots. The Trust is also concerned about the potential location of the suds feature in the buffer zone of 15m to the woodland. This could lead to possible hydrological and contamination impacts, and they request this feature is located outside the buffer zone.

Officer comment: It is noted that in bullet point 4 under street scene in the adopted Burghfield Parish Design Statement of 2011 that “any new development should seek to maintain and enhance the existing network of footpaths and walkways in the Parish, providing additional paths/pedestrian links where appropriate.”

### **Updated recommendation**

The recommendation remains the same subject to the amendment of condition 7 and the additional ecological conditions listed below.

#### **7. Footpath/cycle link to Coltsfoot Close (amended)**

No development shall take place until details of a 2.5 metre wide footway / cycleway to be constructed to the south-west from the application site into Coltsfoot Close have been submitted to and approved in writing by the Local Planning Authority. No more than 30 dwellings shall be first occupied until the footway/cycleway on land in the applicant's control has been provided in accordance with the approved details and any statutory undertaker's equipment or street furniture located in the position of the footway/cycleway has been re-sited to provide an unobstructed footway/cycleway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), and Policies GS1 and HSA15 of the Housing Site Allocations DPD (2006-2026). A pre-commencement condition is required because this access must be provided early to provide suitable pedestrian and cycle access to the site.

#### **19. Habitat Management Plan**

No development shall take place until a Habitat Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall ensure that appropriate mitigation measures and management regimes are in place for the site and adjacent woodland post-development. No dwelling shall be first occupied until the approved plan has been implemented, and thereafter adhered to for the lifetime of the plan.

Reason: To ensure that appropriate mitigation measures and management regimes are in place for the site and adjacent woodland post-development, in accordance with the recommendations of the submitted ecological report. A pre-condition is required because insufficient information accompanies the application. This condition is applied in accordance with the NPPF and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

## **20. Lighting Strategy**

No dwelling shall be first occupied until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- (a) Identify those areas on the site that are particularly sensitive for bats;
- (b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory;
- (c) Include an isolux diagram of the proposed lighting;
- (d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. A pre-condition is required because insufficient information accompanies the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

## **21. Precautionary safeguards for reptiles and amphibians**

Any vegetation clearance shall not take place without implementing the following safeguards:

- a) Areas of any longer vegetation present at the time of works will be strimmed in a two stage process. Following a finger-tip search by a suitably qualified ecologist to ensure that no reptiles are present, the first strimming phase will cut the vegetation to approximately 100-150mm above ground level carefully encouraging any reptiles passing through the vegetation to move into suitable off-site habitat away from the construction zone. The same principle shall be applied to areas of dense scrub which shall be carefully reduced by hand under ecological supervision.
- b) Once vegetation has been cut all suitable refugia within the Site shall be removed carefully under ecological supervision. Suitable refugia may include wooden sleepers, plastic sheeting, corrugated roofing sheets, piping, concrete slabs or rocks.
- c) The second strimming/clearance phase can be undertaken on the same day after completion of the first and will follow a second finger-tip search of the area by the ecologist before being cut to ground level or bare ground as appropriate (0-50mm).
- d) Any wood piles and cuttings of vegetation shall be removed in a sensitive manner after being checked by an ecologist to ensure no reptiles are present.

Reason: Due to the presence of waterbodies within the vicinity of the site and suitable surrounding habitat and boundary features, safeguards are provided in the interests of protecting local biodiversity. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

## **22. Precautionary construction safeguards for mammals**

The following general construction safeguards shall be implemented throughout the construction of development:

- a) All contractors and Site personnel shall be briefed on the potential presence of badgers within the Site;
- b) Any trenches or deep pits within the Site that are to be left open overnight will be provided with a means of escape should an animal enter. This could simply be in the form of a roughened plank of wood placed in the trench as a ramp to the surface. This is particularly important if the trench fills with water;
- c) Any trenches will be inspected each morning to ensure no animals have become trapped overnight; and

- d) Food and litter shall not be left within the working area overnight.

Reason: To implement precautionary measures to safeguard any badgers, foxes or other mammals. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

### **23. Restrictions during bird breeding season**

No development or other operations (including site or vegetation clearance) that could result in the loss of any hedgerow habitat on the site shall take place during the bird breeding season (March to August inclusive) unless carried out under the supervision of an experienced ecologist, who will check the habitat to be affected for the presence/absence of any birds' nests. If any active nests are found then works with the potential to impact on the nest must temporarily stop, and an appropriate buffer zone shall be established, until the young birds have fledged and the nest is no longer in use.

Reason: To prevent harm to nesting birds from demolition and vegetation clearance. This condition is applied in accordance with the statutory provisions relating to nesting birds, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

### **24. Biodiversity enhancements**

No development shall take place until details of biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) A minimum of ten artificial bat roost features to be incorporated into the development, such as Habitat integration boxes and Schwegler tree hanging boxes;
- b) A minimum of ten artificial bird nest boxes on trees or incorporated into the walls of new buildings;
- c) Provision of habitat piles for invertebrates, such as log piles, and the provision of deadwood
- d) Landscaping proposals shall include the use of native species, and species of known value to wildlife to provide foraging opportunities. The proposals shall include the retention of existing hedgerows and the re-planting of gaps with native species of local provenance.

Reason: To achieve net gains in biodiversity. A pre-condition is required because insufficient details accompany the application. This condition is applied in accordance with the NPPF and Policy CS17 of the West Berkshire Core Strategy (2006-2026).

### **25. Updated surveys**

Unless development commences by 25<sup>th</sup> April 2020, no development shall take place until an update report prepared by a qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. This update report shall include an update assessment on the ecology of the site, and establish whether the information provided requires updating in light of changing ecological conditions. The update report submission shall be accompanied by any new surveys deemed necessary, and include any necessary proposed mitigation measures. Therefore the development shall not take place except in accordance with the approved details and any necessary mitigation measures.

Reason: The ecological information that accompanies this application is valid for two years, and therefore should the commencement of development take place outside this timescale, a review of the ecological information will be necessary. A pre-condition is required because ecological mitigation must be up-to-date at commencement of development. This condition is applied in accordance with the NPPF and Policy CS17 of the West Berkshire Core Strategy 2006-2026.