

# Notice of Meeting



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## Western Area Planning Committee Wednesday 8 February 2023 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

This meeting will be streamed live here: [Link to Western Area Planning Committee broadcasts](#)

You can view all streamed Council meetings here: [Link to West Berkshire Council - Public Meetings](#)

If members of the public wish to attend the meeting they can do so either remotely or in person. Members of the public who wish to attend must notify the Planning Team by no later than 4.00pm on Tuesday 7 February 2023 by emailing [planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk).

### Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday 31 January 2023

### Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148 or email [planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk).

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to the Democratic Services Team by emailing [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk).



**Agenda - Western Area Planning Committee to be held on Wednesday, 8 February 2023**  
(continued)

- To:** Councillors Clive Hooker (Chairman), Tony Vickers (Vice-Chairman), Adrian Abbs, Phil Barnett, Jeff Beck, Dennis Benneyworth, Jeff Cant, Carolyne Culver and Howard Woollaston
- Substitutes:** Councillors James Cole, Lynne Doherty, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers
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# Agenda

## Part I

Page No.

1. **Apologies for absence**  
To receive apologies for inability to attend the meeting (if any).
  2. **Minutes**  
To approve as a correct record the Minutes of the meeting of this Committee held on 18 January 2023. To Follow
  3. **Declarations of Interest**  
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
  4. **Schedule of Planning Applications**  
*(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).*
- (1) **Application No. and Parish: 20/01336/OUTMAJ, Institute for Animal Health, High Street, Compton** 7 - 144
- Proposal:** Hybrid application:
- 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field



## Agenda - Western Area Planning Committee to be held on Wednesday, 8 February 2023

(continued)

(Class D2) associated with the retention of the existing Cricket Pitch.

2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.

**Location:** Institute for Animal Health, High Street, Compton

**Applicant:** Homes England

**Recommendation:** Officers seek confirmation from Committee that the application can proceed in accordance with the previous resolution of Western Area Planning Committee subject to updated conditions.

(2) **Application No. and Parish: 22/00897/RESMAJ, Land South Of Tower Works, Lambourn Woodlands, Hungerford** 145 - 172

**Proposal:** Approval of reserved matters following Outline application 19/02979/OUTMAJ for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Access, Appearance, Landscaping and Layout.

**Location:** Land South Of Tower Works, Lambourn Woodlands, Hungerford

**Applicant:** Walker Logistics Limited

**Recommendation:** To **DELEGATE** to the Service Director, Development and Regulation to **GRANT RESERVED MATTERS APPROVAL** subject to the schedule of conditions (Section 8 of the report)

### Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.



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(continued)

(e) The Human Rights Act.

*Sarah Clarke.*

Sarah Clarke  
Service Director – Strategy & Governance  
West Berkshire District Council

If you require this information in a different format or translation, please contact  
Stephen Chard on (01635) 519462.



West Berkshire  
C O U N C I L

# Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/01336/OUTMAJ Compton	18 <sup>th</sup> September 2020 <sup>1</sup>	<p>Hybrid application: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.</p> <p>Institute for Animal Health, High Street, Compton</p> <p>Homes England</p>

<sup>1</sup> Extension of time agreed with applicant until 10<sup>th</sup> February 2023.

The application can be viewed on the Council's website at the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01336/OUTMAJ>

**Summary:** Confirmation sought that the application can proceed in accordance with the previous resolution to grant permission.

**Ward Member(s):** Councillor Carolyne Culver

**Reason for Committee Determination:** Revision to and consultation on ownership certificates.

Contact Officer Details	
<b>Name:</b>	Lydia Mather
<b>Job Title:</b>	Acting Team Leader (East)
<b>Tel No:</b>	01635 519111
<b>Email:</b>	Lydia.mather@westberks.gov.uk

## 1. Introduction

- 1.1 This application came before Western Area Planning Committee on 23 February 2022. The resolution of that meeting was to grant planning permission subject to conditions and a S106 legal agreement. As instructed Officers have undertaken the work on the S106, to the point where it's ready to be completed.
- 1.2 A check on the land registry titles and liaison with the Local Highway Authority found a small piece of unregistered land within the bellmouth of an existing access off Churn Road. New notices have been served by the applicant and updated ownership certificates submitted to address this. A consultation on the ownership certificates with all consultees and those who have previously made representations has been undertaken by the Local Planning Authority. The Local Planning Authority has also displayed new site notices.
- 1.3 Details of the consultation on the ownership certificates and the consultation responses on that matter are below. Any consultation comments received between publication of this agenda and the Committee meeting will be reported and considered in the update sheet.
- 1.4 Subject to 1.3 above the land ownership matter having been addressed all details are correct. The proposed development is unchanged; there have been no amendments to the proposal or changes to the development plan policies of the Council since the Committee's resolution.
- 1.5 Below in Section 3 are the details of the recent consultation and responses on the ownership certificates.
- 1.6 Appended are the following documents:
  - Western Area Planning Committee (WAPC) minutes of 6 April 2022 confirming approval of the minutes of the 23 February 2022 meeting subject to the changes:
    - At the bottom of page 9, the text should have referred to the Pickled Pig rather than the hostel building;
    - The final bullet on page 13 should have referred to the lack of clear thinking about the use of the gatehouse.
  - WAPC minutes including resolution, conditions and S106 heads of terms of 23 February 2022;
  - WAPC Update sheet of the 23 February 2022 meeting;
  - WAPC Additional report of the 23 February 2022 meeting (the suggested conditions and S106 heads of terms are omitted to reduce the number of pages for this agenda. The full document is available on the Council's website);
  - WAPC Original report of the 12 January 2022 meeting (the suggested conditions and S106 heads of terms are omitted to reduce the number of pages for this agenda. The full document is available on the Council's website).
- 1.7 The conditions have some minor changes to clarify when details are required for the outline element of the development and when for the full element of the development. This is to avoid any potential problems with the discharging of details where the

application is partly outline and partly in full. The updated conditions are listed at the end of this report. There is no change in the condition matters or details they require.

- 1.8 Officers seek confirmation from Committee that the application can proceed in accordance with the previous resolution to grant permission.

## 2. Procedural Matters

- 2.1 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) sets out the requirements for the publicity of planning applications. Site notices regarding the ownership certificates were displayed at the main access point on the High Street on 7 January 2023 to expire on 6 February 2023. The Authority has therefore discharged their duty to publicise applications in accordance with the DMPO.

## 3. Consultation

### *Statutory and non-statutory consultation*

- 3.1 The table below summarises the consultation responses received only during the consultation on ownership certificates. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<b>NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board:</b>	We have noted the potential population numbers for planning purposes and have informed the GP surgeries closest to the proposed development. You will be aware that we continue to liaise with yourselves with regard to S106 and CILs contributions for health services to help meet the increased demand associated with the aggregate impact of housing developments in the Borough.
<b>Housing Development &amp; Enabling Officer:</b>	No comments to the certificate of ownership.
<b>National Highways:</b>	No objection.
<b>Archaeology:</b>	No comments to the certificate of ownership.
<b>Environmental Health:</b>	No comments to the certificate of ownership.
<b>Thames Water:</b>	No comments to the certificate of ownership.

### *Public representations*

- 3.2 Representations on the consultation on the ownership certificates have been received from 2 contributors, both of which object to the proposal.
- 3.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

- Proposed number of dwellings remains too many.
- Not environmentally friendly to have a very small area allocated to wildlife.
- Do not want 160 houses built in this village.

#### **4. Conclusion**

- 4.1 The comments on the consultation on the ownership certificates do not raise any land ownership matters. The other matters raised have been made previously and accounted for when the Western Area Planning Committee reached the resolution on 23 February 2022.
- 4.2 The land ownership matter having been addressed as outlined above Officers seek confirmation from Committee that the application can proceed in accordance with the resolution of Western Area Planning Committee with the following updated conditions.



## **Conditions**

### **1. Commencement of development – (full permission)**

The development for which full planning permission is hereby granted (being the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area) shall be begun before the expiration of three years from the date of this permission. This relates to the land shown on parameters plan: green infrastructure 102G, except that shown as built development as set out in condition 2.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### **2. Phasing plan (full permission - demolition)**

The demolition hereby permitted shall be carried out in accordance with the approved phasing demolition plan 105B unless otherwise agreed in writing by the Local Planning Authority.

Reason: To facilitate the phasing of the development in the interests of timely infrastructure delivery, phased CIL payments, self-build delivery and project delivery. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS5 and CS13 of the West Berkshire Core Strategy 2006-2026.

### **3. Phasing plan (outline)**

A phasing plan shall be submitted to the local planning authority for approval before or alongside the first application for reserved matters approval. The phasing plan shall identify all phases of development by which the development for which outline planning permission is hereby granted shall be undertaken. No development for which outline planning permission is hereby granted shall take place until the phasing plan has been approved by the local planning authority. Thereafter the development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority.

Reason: To facilitate the phasing of the development in the interests of timely infrastructure delivery, phased CIL payments, self-build delivery and project delivery. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS5 and CS13 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because the phasing plan will need to be adhered to throughout the entire construction phase.

### **4. Approval of reserved matters**

Details of the appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) for each phase of development for which outline planning permission is hereby granted shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase takes place. The development shall 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. **Time limit for reserved matters**

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

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).

6. **Commencement of development (phased outline)**

The commencement of each phase of development for which outline planning permission is hereby granted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved for that phase.

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).

7. **Approved plans**

The development hereby permitted and the reserved matters shall be carried out in accordance with the approved plans and documents listed below:

Location Plan 008B

Parameter Plan: Land Use 101D

Parameter Plan: Movement 103D

Parameter Plan: Green Infrastructure 102F

Bat house design 113

Churn Road Intervet HVG access SK002A

Churn Road Intervet car park access SK003A

With the exception of the visibility splay proposed access arrangements SK001

Demolition plan 105B

The following documents shall inform the reserved matters:

The Former Pirbright Institute Compton Environmental Statement, Appendices and Addendums

Outline Construction Resource Management Plan

Outline Operational Waste and Recycling Management Strategy

Transport Assessment ref 60544578

Framework Residential Travel Plan

Revised Flood Risk Assessment

Drainage Technical Note

Hydrology Review October 2021

Non Real Time Hydraulic Model Review October 2021

Biodiveristy Net Gain Calculation

Amended Arboricultural Impact Assessment Report Revision 003

Reason: For the avoidance of doubt and in the interest of proper planning. Outline planning permission is granted solely on the basis of the parameters within these approved details.

8. **Access construction before occupation**

Unless otherwise agreed in writing with the local planning authority, no building within a phase shall be first occupied until the vehicular, cycle and pedestrian accesses (together with all associated engineering operations) have been provided and completed in accordance with the approved access plans SK002A and SK003A, and for the proposed access arrangements off the High Street the details including sight lines which have been submitted to and approved in writing by the local planning authority. The final phase shall not be occupied until all

vehicular, cycle and pedestrian accesses (together with all associated engineering operations) have been provided and completed.

Reason: In the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026). Access arrangements for construction fall within the remit of the Construction Method Statement.

9. **Layout and Design Standards**

No development for which outline permission is hereby granted shall commence until drawings and details illustrating how the Local Planning Authority and Highway Authority's standards in respect of road and footpath design, vehicle parking and turning provision will be met, have been submitted to and approved in writing by the Local Planning Authority. That submitted information shall include details of engineering work specifications; the methodology for the monitoring, and the staged evidencing of, the provision of the necessary works to an adoptable standard. This condition shall apply notwithstanding any indications to these matters which have been given in the current application. No building within a phase shall be first occupied until the road and footpath design, vehicle parking and turning has been provided in accordance with the approved details for that phase.

No works to provide roads, footpaths or cyclepaths, vehicle parking and turning for which full planning permission is hereby granted shall commence until drawings and details illustrating how the Local Planning Authority and Highway Authority's standards in respect of road and footpath design, vehicle parking and turning provision will be met, have been submitted to and approved in writing by the Local Planning Authority. That submitted information shall include details of engineering work specifications; the methodology for the monitoring, and the staged evidencing of, the provision of the necessary works to an adoptable standard. This condition shall apply notwithstanding any indications to these matters which have been given in the current application. The full planning permission shall not be brought into use until the roads, footpaths or cyclepaths, vehicle parking and turning have been provided in accordance with the approved details.

Reason: In the interest of future maintenance, road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2021, 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).

10. **Set back of gates**

Any gates to be provided at the vehicle accesses, shall open away from any adjoining highway and be set back a distance of at least 5 metres from the edge of the highway. No part of the development shall be brought into use until the gates have been provided.

Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are opened. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

11. **Gradient of private drives**

The detailed layout of the site shall ensure the gradient of private drives does not exceed 1 in 12 to enable them to be occupied by all users including those with mobility impairments.

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 and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

12. **Parking**

No phase of the development hereby granted outline planning permission shall take place until details of vehicle parking and turning spaces for that phase have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until vehicle parking and turning spaces for that dwelling have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring (of private cars and/or private light goods vehicles) at all times.

No building within the development hereby granted full planning permission shall be brought into use until the parking and turning spaces have been completed in accordance with details (including any surfacing arrangements and marking out) which have first been submitted to and approved in writing by the Local Planning Authority of vehicle parking and turning spaces for that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring (of private cars and/or private light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026. A pre-commencement condition is necessary because the parking arrangements will need to be determined before any construction to ensure it can be accommodated within the space available.

13. **Dwelling height**

The detailed scale and appearance of the dwellings shall ensure no more than 5% of dwellings are 2.5 storeys in height, at least 5% of dwellings are single storey in height, and the remainder of dwellings shall be no greater than 2 storeys in height unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the detailed design of the housing development hereby approved responds to the local character and setting in the North Wessex Downs Area of Outstanding Natural Beauty. The illustrative masterplan has been assessed on the basis of all dwellings being 2 storey. This condition is applied in accordance with the National Planning Policy Framework, Policy ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and policy HSA23 of the Housing Site Allocations DPD 2006-2026.

14. **Design Code**

With the exception of demolition and contamination remediation no phase of the development hereby granted outline planning permission, or works associated with the full permission shall commence until a design code has been submitted

to an approved in writing by the Local Planning Authority for that phase of the development. The design code shall include addressing the following matters:

- Avoid over dominance of car parking at the front of dwellings in particular onto the green street;
- Avoid long stretches of rear boundary fences/walls in particular fronting public open spaces;
- Provide attractive facades where housing fronts the cricket pitch and conservation area;
- Avoid locating LEAP and LAPS that involve crossing primary internal roads to reach them, and avoid being located in areas with no natural overlooking from dwellings;
- Avoid strategic tree planting within the private gardens;
- Public open spaces, particularly within the areas to be developed, to be based around the trees to be retained.

Reason: To ensure the detailed design of the development responds to the character of the site and surrounding area in the AONB, and takes account of the natural constraints on site. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, and policy HSA23 of the Housing Site Allocations DPD 2006-2026.

15. **Tree Protection**

No phase of the development hereby granted outline planning permission, and no demolition, access construction, or ground works associated with the full permission, shall take place (including all preparatory work) until protective fencing and measures have been provided for the protection of the retained trees in accordance with the Arboricultural Assessment 60544578\_DOC\_005 for that phase of the development. The approved tree protection measures shall be implemented in full and maintained for the duration of the development works. Within the fenced areas there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the trees to be retained will not be damaged during the development and to protect and enhance the appearance and character of the site and locality, in accordance with the National Planning Policy Framework and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

16. **Archaeological supervision**

No phase of the development hereby granted outline planning permission, demolition, or ground works associated with the full permission, shall take place until the applicant has secured the implementation of a programme of archaeological work (phased as appropriate) 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 for each phase and for the full permission part of the development.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is applied in accordance with the National Planning Policy Framework and policy CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; archaeological deposits require

investigation and supervision before and during the development works and so it is necessary to approve these details before any development takes place.

17. **Building recording**

No development including demolition shall commence until the applicant has secured the implementation of a programme of building recording (phased as appropriate) 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 for each phase and full permission part of the development.

Reason: To ensure that an adequate record is made of this site of historical interest. This condition is applied in accordance with the National Planning Policy Framework and policy CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; archaeological deposits require investigation and supervision before and during the development works and so it is necessary to approve these details before any development takes place.

18. **Contaminated land (investigation and remediation)**

No phase of the development\* hereby granted outline planning permission, demolition, or ground works associated with the full permission, shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the Local Planning Authority. The above scheme shall take account of the suggested mitigation in the Environment statement and:

- (a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s).
- (b) Include a remediation scheme\* which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.
- (c) Include a monitoring and maintenance scheme\* to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA.
- (d) Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice.

Thereafter, any approved remediation scheme and/or monitoring and maintenance measures for a phase or full permission part of the development shall be carried out in accordance with the approved details for that phase or full permission part of the development. Two weeks written notice shall be given to the LPA prior to the commencement of any remediation scheme.

If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any

necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in accordance with the approved details.

The development shall not be occupied\* until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.

(\* Unless otherwise agreed in writing by the LPA)

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

A pre-commencement condition is required because insufficient detailed information accompanies the application; land contamination mitigation measures may require work to be undertaken prior to and throughout the development works and so it is necessary to approve these details before any development takes place.

19. **Construction method statement**

No phase of the development hereby granted outline planning permission shall commence until a Construction Method Statement (CMS) (phased as appropriate) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction works shall be undertaken in accordance with the approved CMS.

No demolition or ground works associated with the full permission shall commence until a Construction Method Statement (CMS) (phased as appropriate) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and ground works shall incorporate and be undertaken in accordance with the approved CMS.

The CMS shall take account of the suggested mitigation in the Environmental Statement and include measures for:

- (a) A site set-up plan during the works;
- (b) Parking of vehicles of site operatives and visitors;
- (c) Loading and unloading of plant and materials;
- (d) Storage of plant and materials used in constructing the development;
- (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- (f) Temporary access arrangements to the site, and any temporary hard-standing;
- (g) Wheel washing facilities;
- (h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- (i) The proposed method of piling for foundations (if any);
- (j) A scheme for recycling/disposing of waste resulting from construction works;
- (k) Hours of construction and demolition work;
- (l) Hours of deliveries and preferred haulage routes;

- (m) Ensuring public rights of way are kept open and unobstructed throughout the development
- (n) Lighting of areas and construction compounds

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13, CS14, CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.

20. **Construction Environmental Management Plan (Biodiversity)**

No phase of the development hereby granted outline planning permission, shall commence (including vegetation clearance) until a Construction Environmental Management Plan (CEMP) (phased as appropriate) has been submitted to and approved in writing by the local planning authority. The approved CEMP shall be adhered to and implemented throughout the outline permission development works strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

No demolition or ground works associated with the full permission shall commence (including vegetation clearance) until a Construction Environmental Management Plan (CEMP) (phased as appropriate) has been submitted to and approved in writing by the local planning authority. The approved CEMP shall be adhered to and implemented throughout the full permission development works strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The CEMP shall take account of the suggested mitigation in the Environmental Statement and include the following:

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of "biodiversity protection zones".
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- (d) The location and timing of sensitive works to avoid harm to biodiversity features including protected species.
- (e) The times during construction when specialist ecologists need to be present on site to oversee works.
- (f) Responsible persons and lines of communication.
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the development works or phase thereof strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure biodiversity is protected during the development works. This condition is required in order to meet the policy objectives of the National Planning Policy Framework and West Berkshire Core Strategy 2006-2026 Policy CS17.



A pre-commencement condition is required because insufficient detailed information accompanies the application; environmental measures will be required prior to and during the development works and so it is necessary to approve these details before any development takes place.

21. **Ecological Mitigation and Enhancement Plan**

No phase of the development hereby granted outline planning permission, shall commence until an Ecological Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. With the exception of ongoing measures after construction no phase shall be brought into use or occupied until the mitigation and enhancement measures have been provided in accordance with the approved details for that phase.

No demolition or works associated with the full permission shall take place until an Ecological Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. With the exception of ongoing measures after construction no part of the full permission development shall be brought into use, until the mitigation measures have been provided in accordance with the approved details.

The plan shall take account of the suggested mitigation in the Environment Statement and include adequate details of the following:

- (a) Description and evaluation of features to be managed and created.
- (b) Aims and objectives of management.
- (c) Appropriate management options to achieve aims and objectives.
- (d) Prescriptions for management actions.
- (e) Preparation of a costed schedule for securing biodiversity enhancements in perpetuity.
- (f) Ongoing compliance reports, monitoring and remedial measures.
- (g) How the habitat enhancements will be managed long term to ensure a net gain legacy.
- (h) Measures to build biodiversity into the design of the new dwellings, providing details of location and design of features, e.g. bird and bat boxes integrated into buildings, bat lofts, fence holes for hedgehogs, access points for badgers, ponds for amphibians, banks for bees.
- (i) Description of how the developer expects to ensure no impact on protected species on site during construction and through scheme design.
- (j) Sensitive Lighting Strategy during construction and once the site is in operation (to minimise adverse impacts on bat species present).
- (k) A biodiversity net gain calculation demonstrating at least 10% net gain.

Proposed enhancements should be based on the recommendations of the ecological reports submitted in support of this application.

Reason: To ensure biodiversity is enhanced and maintained. This condition is required in order to meet the policy objectives of the National Planning Policy Framework and West Berkshire Core Strategy 2006-2026 Policy CS17, and to ensure compliance with the statutory requirements of relevant protected species legislation and the NERC Act 2006. A pre-commencement condition is required because insufficient detailed information accompanies the application; ecological mitigation will be required prior to, during and subsequent to the development works and so it is necessary to approve these details before any development takes place.

22. **Submission of a copy of the EPS licence**

No demolition works shall in any circumstances commence unless the Local Planning Authority has been provided with either:

- (a) A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
- (b) A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026. This "strict protection" condition helps to ensure that a developer will apply for an EPS licence and, if they do not, can be prevented in advance from undertaking the activities that might jeopardize the protected species, before the species is harmed. The use of planning conditions for this purpose has been established through case law and is also recommended in government.

23. **Flood risk - finished floor levels and ground levels**

The development shall be carried out in accordance with the submitted flood risk assessment (ref 5<sup>th</sup> August 2021/60544578 R001/AECOM) and the following mitigation measures it details:

1. Finished floor levels shall be set no lower than 101.6 metres above Ordnance Datum (AOD)
2. There shall be no raising of existing ground levels on the site

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

1. To reduce the risk of flooding to the proposed development and future occupants.
2. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

This condition is applied in accordance with policy CS16 of the West Berkshire Core Strategy 2006-2026 and the National Planning Policy Framework.

24. **No infiltration drainage**

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants or flood risk to people and property. This condition is applied in accordance with paragraph 174 of the National Planning Policy Framework and policy CS16 of the West Berkshire Core Strategy 2006-2026.

25. **Sustainable drainage**

No phase of the development hereby granted full planning permission shall commence until details of sustainable drainage measures to manage surface water have been submitted to and approved in writing by the Local Planning Authority (phased as appropriate). Unless otherwise agreed in writing by the Local Planning Authority, a phase shall not be occupied until all approved remediation measures for that phase have been completed and a verification report carried out by a qualified drainage engineer has been submitted to and approved in writing by the LPA. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.

No ground works associated with the full permission shall commence until details of sustainable drainage measures to manage surface water have been submitted to and approved in writing by the Local Planning Authority (phased as appropriate). Unless otherwise agreed in writing by the Local Planning Authority, the full permission shall not be brought into use until all approved remediation measures for the full permission part of the development have been completed and a verification report carried out by a qualified drainage engineer has been submitted to and approved in writing by the LPA. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.

These details shall take into account the suggested mitigation in the Environmental Statement and:

- 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 the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use;
- b) If required include a Flood Risk Assessment (FRA) for developments located in areas at risk of flooding (in Flood Zone 2 and 3 or from surface water) or developments larger than 1 hectare;
- c) Include flood water exceedance routes (low flow, overflow and exceedance routes), both on and off site;
- d) Include full information of catchments and flows discharging into and across the site and how these flows will be managed and routed through the development and, where the flows exit the site, both pre-development and post-development information shall be provided;
- e) Demonstrate that proposed finished floor levels are set in accordance with Environment Agency requirements;
- f) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than 1 in 1 year Greenfield run-off rates;
- g) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology;
- h) Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and if infiltration measures are proposed the infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;

- i) Include with any design calculations an allowance for an additional 10% increase of paved areas (Urban Creep) over the lifetime of the development;
- j) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- k) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil, groundwater, watercourse or drain;
- l) Ensure permeable paved areas are designed and constructed in accordance with manufacturers guidelines if using a proprietary porous paved block system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;
- m) Show that attenuation storage measures have a 300mm freeboard above maximum design water level. Surface conveyance features shall have a 150mm freeboard above maximum design water level;
- n) Include written confirmation from Thames Water of their acceptance of the discharge from the site into any surface water sewer and confirmation that the sewer network has the capacity to take this flow;
- o) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
- p) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy);
- q) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;
- r) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;
- s) Include an Application for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc).

Thereafter the development shall incorporate and be undertaken in accordance with the approved measures for each phase.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be occupied until all approved remediation measures have been completed and a verification report a verification report carried out by a qualified drainage engineer has been submitted to and approved in writing by the LPA. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.

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), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). A pre-commencement condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the development works and so it is necessary to approve these details before any development takes place.

**26. Ground levels and finished floor levels**

No phase of the development hereby granted full planning permission shall commence until details of existing and proposed ground levels, and finished floor levels of the dwellings (phased as appropriate), have been submitted to and approved in writing by the Local Planning Authority. Thereafter no dwelling shall be occupied within a phase until the ground and floor levels have been provided in accordance with the approved details for that phase.

No ground works associated with the full permission shall commence until details of existing and proposed ground levels and finished floor levels where relevant (phased as appropriate) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the parkland shall not be brought into use until the ground levels have been provided in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006). A pre-commencement condition is necessary because insufficient detailed information accompanies the application; ground levels will be an early development operation and so it is necessary to approve these details before any development takes place.

**27. Spoil**

No phase of the development hereby granted outline planning permission shall commence until details of how all spoil arising from that phase of the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority (phased as appropriate). All spoil arising from a phase of the development shall be used and/or disposed of in accordance with the approved details for that phase.

No ground works associated with the full permission shall commence until details of how all spoil arising will be used and/or disposed of have been submitted to and approved in writing by the Local Planning Authority (phased as appropriate). All spoil arising from the full permission shall be used and/or disposed of in accordance with the approved details.

These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil from the site (that is not to be deposited);
- (d) Include timescales for the depositing/removal of spoil.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because insufficient information accompanies the application and spoil may arise throughout the development works and so it is necessary to approve these details before any development takes place.

28. **Piling**

No piling shall take place unless and until a piling method statement (phased as appropriate) (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Thereafter any piling shall be undertaken in accordance with the terms of the approved piling method statement for that phase.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. This condition is applied in accordance with the National Planning Policy Framework.

Information: Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water - Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

29. **Works in proximity to water main**

No construction shall take place within 5m of the water main. No phase of the development hereby granted outline planning permission, or ground works associated with the full permission shall take place until information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. This condition is applied in accordance with the National Planning Policy Framework. A pre-commencement condition is required to ensure damage does not occur during the construction phase.

Information: Please read Thames Water's guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your->

[development/Working-near-or-diverting-our-pipes](#) Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

30. **Foul water network upgrades**

There shall be no occupation beyond the 20<sup>th</sup> dwelling until confirmation has been provided that either:-

1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or-
2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water to allow additional development to be occupied.

Where a development and infrastructure phasing plan is agreed, no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. This condition is applied in accordance with the National Planning Policy Framework.

31. **Water network upgrades**

There shall be no occupation beyond the 49<sup>th</sup> dwelling until confirmation has been provided that either:-

1. all water network upgrades required to accommodate the additional flows to serve the development have been completed; or-
2. a development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues. This condition is applied in accordance with the National Planning Policy Framework.

32. **Public footpaths**

No phase of the development for which outline planning permission is hereby granted shall commence until details of the public footpaths for that phase have been submitted to and approved in writing by the Local Planning Authority.

No ground works associated with the full permission hereby granted shall commence until details of the public footpaths for the full permission part of the development have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- (a) Alignment including width;
- (b) Surfacing materials/treatment;
- (c) If required measures to prevent cycles and/or motorcycles access;
- (d) Pedestrian safety measures if the footpaths are crossed by roads;

- (e) Any tree works necessary in proximity to footpaths to ensure public safety;
- (f) Signage for rights of way users/vehicle drivers;
- (g) Any means of enclosure;
- (h) A timetable for the implementation of all footpath infrastructure in conjunction with the phasing of development.

The public footpaths shall be provided in accordance with the approved details and timetable, and completed prior to the first occupation of the final dwelling.

Reason: To protect and enhance public rights of way and green infrastructure. This condition is applied in accordance with the National Planning Policy Framework, policies CS14 and CS18 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application so it is necessary to approve these details before any development takes place.

**33. Zero Carbon Strategy (addition)**

No phase of the development hereby granted outline planning permission shall commence until a strategy on the measures to be provided and calculations demonstrating that the residential development shall achieve zero carbon (phased as appropriate) in line with policy CS15 of the West Berkshire Core Strategy 2006-2026 has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the measures for that dwelling have been provided in accordance with the approved strategy.

Reason: To ensure the development provides a carbon reduction in accordance with the National Planning Policy Framework, and policy CS15 of the West Berkshire District Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application so it is necessary to approve these details before any development takes place.

**34. Intervet noise assessment and mitigation**

No dwelling shall be first occupied until mitigation measures to protect its occupants from externally generated noise have been provided in accordance with a scheme of works that has first been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall be informed by an appropriately detailed investigation to address the noise impacts from the commercial use (Intervet) on site.

Reason: To protect future occupiers of the development from excessive noise levels from the commercial use on site, to ensure a good standard of amenity. The approval of this information is required before occupation because insufficient information has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Quality Design SPD.

**35. Hard landscaping of public open space/wildlife habitat areas**

A detailed scheme of hard landscaping for the open space and wildlife habitat areas shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences), hard surfaced areas (e.g. paths, decking) and any other hard landscaping features to be provided as part of the development. Unless otherwise agreed in writing by the Local Planning Authority, the change of



use to parkland shall not take place until the hard landscaping of the site has been completed in accordance with the approved details or in accordance with an agreed schedule of phasing.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

**36. Soft landscaping of open space/wildlife habitat areas**

The change of use to open space and wildlife habitat areas shall not take place until a detailed soft landscaping scheme for the parkland has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first use as open space and wildlife habitat (whichever occurs first) or in accordance with an agreed schedule of phasing. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of the approved soft landscaping scheme or the timescale agreed as part of the Environmental Enhancement & Management Plan shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

**37. Landscape management plan (for the open space and wildlife habitat)**

The change of use to open space and wildlife habitat shall not take place until a landscape management plan for the parkland including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years or the timescale agreed as part of the Environmental Enhancement & Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include any areas of existing landscaping including woodlands and also include any areas of proposed landscaping. Thereafter the development shall be managed in accordance with the approved details.

Reason: To ensure the long term management of existing and proposed landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

**38. Public open space infrastructure**

The change of use to public open space and wildlife habitat areas shall not take place until benches, signage, children play equipment and any means of enclosure have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure there is adequate public parkland infrastructure for users in the interest of amenity. This condition is applied in accordance with the National

Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

39. **Lighting strategy (AONB/Ecology)**

No external lighting within a phase shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority.

No external lighting within the area of the full permission shall be installed 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 and that are likely to cause disturbance.
- (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.
- (c) Include isolux contour diagram(s) 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.

No external lighting shall be installed on site except in accordance with the approved strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site and to conserve the dark night skies of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.

40. **Travel Plan**

No dwelling shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented with the first occupation of the residential development hereby permitted. Written notice of first occupation shall be given to the Local Planning Authority within one week of such occupation. The Travel Plan shall be reviewed (and updated if necessary) within 6 months of first implementation. After that the Travel Plan shall be annually reviewed and updated and all reasonable practicable steps made to achieve the agreed targets and measures within the timescales set out in the plan and any subsequent revisions.

Reason: To ensure the development reduces reliance on private motor vehicles and provides the appropriate level of vehicle parking. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan (Saved Policies 2007), Supplementary Planning Document Quality Design (June 2006).

41. **Refuse Storage (prior approval)**

No dwelling shall be first occupied until storage area(s) for refuse and recycling receptacles (and collection areas if necessary) for that dwelling has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is adequate refuse and recycling storage facilities within the site, to ensure safe and adequate collection in the interests of highway safety and local amenity. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and the West Berkshire Quality Design SPD (Part 1, Section 2.13).

42. **Cycle storage (prior approval)**

No dwelling shall be first occupied until cycle parking/storage facilities for that dwelling have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be maintained and kept available for that purpose at all times.

Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).

43. **Electric vehicle charging points (prior approval)**

No dwelling shall be first occupied until an electric vehicle charging point has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging point shall be maintained, and kept available and operational for electric vehicles at all times.

Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

44. **Emergency water supplies**

No dwelling shall be occupied until either:

- (a) Private fire hydrant(s), 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 hydrant(s), 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, and Policy CS5 of the West Berkshire Core Strategy 2006-2026.

45. **Use of community building**

The community buildings shown as the retained buildings on the demolition plan 105C hereby permitted shall be used under Use Class E, Use Class F1, or Use Class F2 and for no other purpose under the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). This restriction shall apply notwithstanding any provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: As part of a wider residential development the building is to provide for the community and not as offices or an industrial process – those uses are directed by the Development Plan Policies to employment areas. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, CS9, CS11 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS.5, OVS.6 of the West Berkshire District Local Plan (Saved Policies 2007).

46. **Operating hours (use/activity – community building)**

The use of the community building hereby permitted shall not take place outside of the following hours:

Mondays to Fridays: 07:00 to 22:00

Saturdays: 07:00 to 23:00

Sundays and public holidays: 09:00 to 18:00

Unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan (Saved Policies 2007).

47. **Music (community building)**

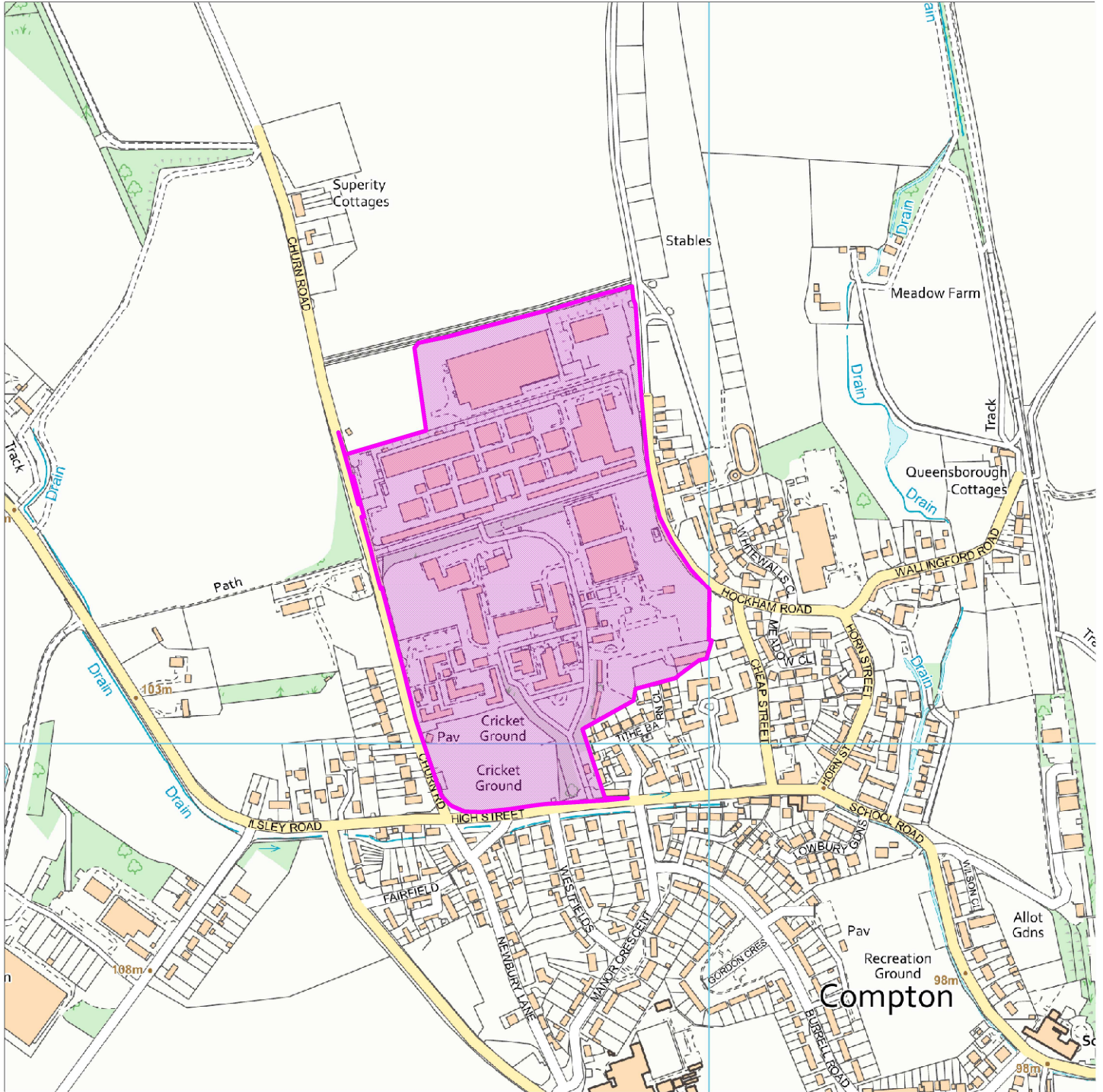
No amplified or other music shall be played on the premises of the community building outside of the following hours:

Mondays to Fridays: 08:00 to 22:00

Saturdays: 08:00 to 23:00

Sundays and public holidays: 09:00 to 18:00

Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan (Saved Policies 2007).



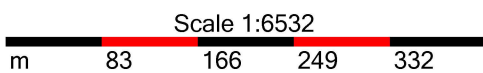
Map Centre Coordinates :

Scale : 1:6531

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	Not Set
<b>Date</b>	01 December 2021
<b>SLA Number</b>	0100024151



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# **WESTERN AREA PLANNING COMMITTEE**

## **MINUTES OF THE MEETING HELD ON WEDNESDAY, 6 APRIL 2022**

**Councillors Present:** Dennis Benneyworth (Chairman), Tony Vickers (Vice-Chairman), Adrian Abbs, Phil Barnett, Jeff Cant, Carlyne Culver, Clive Hooker, Howard Woollaston and James Cole (Substitute) (In place of Claire Rowles)

**Also Present:** Sharon Armour (Solicitor), Sian Cutts (Senior Planning Officer), Gareth Dowding (Principal Engineer (Traffic and Road Safety)), Gordon Oliver (Principal Policy Officer) and Simon Till (Principal Planning Officer (Team Leader))

**Apologies for inability to attend the meeting:** Councillor Claire Rowles

### **PART I**

#### **41. Minutes**

The Minutes of the meeting held on 23 February 2022 were approved as a true and correct record and signed by the Chairman subject to the following amendments:

- At the bottom of page 9, the text should have referred to the Pickled Pig rather than the hostel building.
- The final bullet on page 13 should have referred to the lack of clear thinking about the use of the gatehouse.

#### **42. Declarations of Interest**

Councillor Carlyne Culver declared an interest in Agenda Item 4(1), but reported that, as her interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.

#### **43. Schedule of Planning Applications**

##### **(1) Application No. and Parish: 21/02271/FULD, Land North of 31 Horn Street, Compton**

*(Councillor Carlyne Culver declared a personal interest in Agenda Item 4(1) by virtue of the fact that she was the local Ward Member for this application. As her interest was personal and not prejudicial or a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.)*

*(Councillor Carlyne Culver declared that she had been lobbied on Agenda Item 4(1).)*

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 21/02271/FULD in respect of Land North of 31 Horn Street Compton. Planning permission was sought for a two bedroom house.
2. Ms Sian Cutts, Senior Planning Officer, introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Service Director – Development

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# WESTERN AREA PLANNING COMMITTEE

## MINUTES OF THE MEETING HELD ON WEDNESDAY, 23 FEBRUARY 2022

**Councillors Present:** Dennis Benneyworth (Chairman), Tony Vickers (Vice-Chairman), Adrian Abbs, Phil Barnett, Carolyne Culver, Claire Rowles and Howard Woollaston

**Also Present:** Sharon Armour (Solicitor), Paul Goddard (Team Leader - Highways Development Control), Bryan Lyttle (Planning & Transport Policy Manager), Lydia Mather (Senior Planning Officer), Gordon Oliver (Principal Policy Officer) and Lizzie Reeves (Business Analyst (Digital Services))

**Apologies for inability to attend the meeting:** Councillor Jeff Cant and Councillor Clive Hooker

### PART I

#### 35. Minutes

None of the outstanding minutes were available for approval at the meeting. However, it was noted that draft minutes for the meetings on 3 November, 24 November and 15 December 2021 had been submitted to the planning officers for approval. The minutes for the meeting of 12 January had been delayed due to staff illness. It was confirmed that all outstanding minutes would be available for the next meeting.

#### 36. Declarations of Interest

Councillors Adrian Abbs and Carolyne Culver declared an interest in Agenda Item 4(1), but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

#### 37. Schedule of Planning Applications

##### (1) Application No. and Parish: 20/01336/OUTMAJ, Institute for Animal Health, High Street, Compton.

*(Councillor Carolyne Culver declared a personal interest in Agenda Item 4(1) by virtue of the fact that that she was the local Ward Member for the application site. As her interest was personal and not prejudicial or a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.)*

*(Councillors Adrian Abbs and Carolyne Culver declared that they had been lobbied on Agenda Item 4(1))*

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 20/01336/OUTMAJ in respect of the Institute for Animal Health, High Street, Compton. This was a hybrid planning application and approval was sought for: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The

## **WESTERN AREA PLANNING COMMITTEE - 23 FEBRUARY 2022 - MINUTES**

proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.

2. Mr Simon Till, Team Leader (Western Area Planning) introduced the report to Members, which took account of all relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Service Director – Development and Regulation be authorised to grant planning permission subject to the conditions and the completion of a S106 legal agreement as outlined in the main and update reports.
3. The Chairman asked Mr Paul Goddard, Team Leader (Highways Development Control), if he had any observations relating to the application. Mr Goddard explained that this proposal was for access only, with the internal layout to be covered by a subsequent application. The main access would be onto High Street using the existing access. Although sight line details were outstanding, Mr Goddard was satisfied these would be adequate. An existing secondary access served the industrial site off Churn Road and a second emergency access would be provided off Churn Road. There would be pedestrian accesses onto Churn Road and Hockham Road. The transport assessment was originally based on 250 dwellings and subsequently reduced to 160 dwellings. Highways were satisfied that the proposal would not increase traffic relative to that associated with previous uses on this site. The Site Allocation Development Plan Document (DPD) had allocated 140 dwellings for this site, but 20 more units would not make much difference to traffic, and the transport assessment had assumed 250 dwellings. All key junctions had been modelled, including accesses to the A34, using data from local traffic surveys. The modelling showed no peak hour traffic congestion in the area and Highways England had raised no objection. Proposed off-site highway works included improvements to pedestrian routes and crossings. A contribution of £5,000 would be secured for travel plan monitoring. Condition 19 set out the requirements for a Construction Management Plan. There would be 20 HGV movements in and out of the site per day.
4. In accordance with the Council's Constitution, Alison Strong, Rebecca Pinfold and Ian Tong, Compton Parish Council, and Mike Harris, Richard Green and Jim Strike, applicant/agent, addressed the Committee on this application.

### **Parish/Town Council Representation**

5. Ms Alison Strong in addressing the Committee raised the following points:
  - Compton Parish Council was encouraged by the Committee's previous decision, which had allowed for completion of the Neighbourhood Development Plan (NDP). The referendum concluded with 98% in favour and the NDP would enable the sympathetic evolution of the parish for future generations.
  - The NDP must carry weight in decision making – at least two High Court hearings had made it clear that where an application was in conflict with the NDP, planning permission should not normally be granted.

## **WESTERN AREA PLANNING COMMITTEE - 23 FEBRUARY 2022 - MINUTES**

- While the Parish Council appreciated that Homes England had incorporated some revisions, development density remained unchanged. Officers had implied that the use of the word 'approximately' within the NDP enabled development density to be increased by 20 units, disregarding the calculations set out in the National Planning Policy Framework (NPPF) for the Area of Outstanding Natural Beauty (AONB), as well as the Council's Supplementary Planning Document (SPD) and the NDP, which referred to 20 houses per hectare. The proposal for 160 units would exceed the current house per hectare ratio of the village.
- Legal advice had highlighted contradictions in the reports as to whether or not the proposal constituted major development. By saying that it was not major development, it avoided the exceptional circumstances test in the NPPF. A decision based on these contradictions would be challengeable. The proposed increase alone represented major development within the definition of the NPPF and should be refused within the AONB.
- The proposal to retain previously used community buildings was appreciated, but should not be confused with offsetting against density. Community buildings were seen as an enabler to link the development to the existing community. These buildings would be unacceptable without development investment and a committed sum to cover future costs before they were handed over to the community.
- Some residents were already experiencing hazardous environments due to the crumbling Thames Water infrastructure. A family had been instructed to limit toilet use for 120 hours with no further escalation possible until sewage entered the house. New homes should not be occupied until Thames Water infrastructure had been secured to mitigate further detrimental environmental impact.
- Homes England had not yet disclosed the professional body that would endorse the decontamination management plan and which would be the accountable body for the safety of the village. This was considered an absolute requirement given local knowledge about infectious diseases experimentation conducted at the site. Lessons needed to be learned from the recent Covid pandemic where an airborne virus had been released from a single source.
- The site was being used for Police fire arms practice and had 24 hour security. Committee Members were concerned that the site could be broken into by children, but this was speculation by individuals who were not resident within the community, and did not correspond with planning principles. However, it did imply that Members were concerned about public safety, which should also relate to enforcement of a robust and legally binding contamination accountability plan.
- The Parish Council and local residents requested that the Committee act on their behalf, recalling that the Neighbourhood Planning regime was intended to shift away from top-down planning that excluded local people and communities as set out in the NPPF.

### **Member Questions to the Parish/Town Council**

6. Councillor Tony Vickers sought clarification about the Parish Council's concerns in relation to major development, Thames Water's contributions, and decontamination. He asked if the Parish Council was confident that Homes England had access to all of the confidential information about previous work undertaken at the site.

## WESTERN AREA PLANNING COMMITTEE - 23 FEBRUARY 2022 - MINUTES

7. Ms Strong explained that the site had been used for research on infectious diseases, with experimentation on animals over a long period. This work had been highly classified. The majority of employees had lived within the village, so there was a lot of local knowledge. Children had been encouraged to avoid particular locations that had been used for burial of animals. Elderly residents had been approached by Central Government departments to help identify contaminated areas and the Parish Council found it difficult to believe that Homes England had access to all of the information that they would need. Ms Becca Pinfold agreed and suggested that not everything would have been documented.
8. Ms Strong confirmed that it had been her property that had been affected by the 120 hour restriction by Thames Water. She noted that there had been significant under-investment by Thames Water so the area's infrastructure was crumbling. Previously, there had been issues with drains collapsing and constant pumping during periods of flooding. Therefore, the Parish Council did not support any occupancy of the proposed development until Thames Water had improved their infrastructure.
9. Ms Strong explained that the Parish Council had engaged a planning solicitor, who had stressed that the site was within the AONB and the 20 additional houses would push it into major development. It was noted that officers' reports seemed contradictory on this matter. The word 'approximately' had been used to support the increase in density, but this was only a judgement call and Members did not have to support it. The planning solicitor had advised that contradictions in officers' reports would allow the Parish Council to challenge that the proposal was major development in the AONB. It was stressed that previous work on the SPD and NDP had been focused on securing the right density of development on this site, which was felt to be 140 units.
10. Councillor Carolyn Culver noted that Policy C13 of the NDP stated that the Piglets nursery and Pickled Pig complex should be retained, renovated and enhanced, but the current proposal suggested that these should be offered to the community to buy. She asked if the Parish Council would have sufficient funds to buy these buildings.
11. Ms Strong confirmed that the Parish Council's priority was to secure a new burial ground, which would require all of its funds.
12. Councillor Adrian Abbs noted that there had been mention of Anthrax in the background papers and asked if this was a concern.
13. Ms Strong indicated that the Parish Council expected the worst, because the experiments were so important and highly classified. It was known that work had related to BSE, foot and mouth, and other diseases.
14. Councillor Abbs asked how previous enquiries about where animals were buried had related to sampling on the site.
15. Ms Strong stated that sampling had been around the perimeter of some of the buildings, but the site had been extensively developed over many decades. Also, some of the original experimentation would not have had the same level of rules and regulations around waste disposal as would be expected today. She suggested that it was not possible to tell where issues may be found. Eye witnesses had reported that testing had only been to shallow depths. She did not believe that local residents had been consulted to inform the sampling works, but in any case, many of the residents who would have necessary information were dead, or were elderly and could not recall the details.
16. Councillor Phil Barnett asked which organisation would be appropriate to undertake the decontamination works.

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17. Ms Strong did not know who this would be, but stressed that there had to be a named accountable individual or body who would have responsibility for the safety of village and that an evacuation plan was needed for the village and two schools. It was noted that the main contact at Homes England had already changed twice.
18. Councillor Howard Woollaston noted that the Parish Council would benefit from 25% of all Community Infrastructure Levy (CIL) contributions and asked if this could help pay for refurbishment of the community buildings.
19. Ms Strong did not think it was fair that all of the CIL funding from the site should be used this purpose and that investment was needed across the rest of the parish. It was noted that the hostel buildings could not be reused, because they were not in an acceptable condition. They had been built around the same time as the buildings being offered for community use, and had been unoccupied for the same amount of time. The Parish Council would need to pay for works required to make the buildings usable, which could take years.
20. Councillor Woollaston felt that the site was currently an eyesore and if anyone was to be responsible for decontaminating the site, then he would want to be a Government backed body rather than a speculative developer.
21. Ms Strong agreed, but stated that the aim of the NDP was sympathetic evolution of the village, which would not be achieved by cramming 160 homes onto the site. The Parish Council wished to see a good mix of housing at the right ratio and some employment opportunity. She stressed that the development had to be right for the parish.

### **Applicant/Agent Representation**

22. Mr Mike Harris and Mr Richard Green in addressing the Committee raised the following points:
  - Paragraphs 4.42 – 4.47 of the report were very clear on the matter of contaminated land, while Condition 18 referred to the Environment Agency and the Environmental Permitting Regulations, which supported the Environmental Protection Act 1990. These answered many of the previous questions on decontamination.
  - In the application pack, Homes England had made commitments to design and to working with the Parish Council and local community as good neighbours and to deliver a good project.
  - An overarching objective of the application was to deliver a green infrastructure led response that embedded principles of building for a healthy life with benefits for Compton, with re-use of brownfield land, including removal of redundant buildings and full remediation of contaminated land.
  - Remediation was supported by an intrusive survey that would be reviewed and tested throughout the demolition process.
  - The site must be fully remediated in order to respond to house-builder market requirements.
  - The application was for up to 160 homes with a mix that would meet local needs for a range of 2-5 bedroom properties.
  - Although there had been a 14% increase in homes, they would all be provided within the identified developable area and the increase was within the 1-25

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additional houses identified by the majority of respondents in the 2018 NDP - this was only approximately beyond 140 and was therefore considered acceptable under policy.

- The would be benefits in terms of additional choice and a fully compliant affordable housing provision.
- Wider community benefits included the retention of the Pickled Pig and Piglets day nursery, cricket pitch and former gate house.
- Contributions would also be provided to social infrastructure and public transport and employment would be maintained on the site, with potential for more in future.
- A transport assessment (TA) had been submitted for the application, which included construction management plans for both demolition and construction phases. No objections had been raised to the proposals in the TA.
- No development would take place within the flood plain and the development would incorporate a sustainable drainage network. These aspects were informed by an extensive flood risk assessment and hydrology model of the River Pang.
- The visual impact on the AONB would be reduced relative to the existing development.
- There would be no development in the northernmost area, which would be given over to a managed wildlife and habitat zone, and would provide a protective buffer to open countryside. This had the support of the West Berkshire Landscape Officer.
- Wildlife and habitat areas would be enhanced and integrated with further opportunities for interpretation and community learning.
- There would be a net increase in managed green infrastructure and associated biodiversity net gain benefit of approximately 85%.
- Strong community links and healthy lifestyles would be encouraged through low speed streets, play space and pedestrian / cycle links.
- The removal of hard boundaries and reinstatement of public rights of way would significantly improve accessibility for existing and new residents.
- Overall, the development would make a positive contribution to the village and the long-term sustainability of Compton.

### **Member Questions to the Applicant/Agent**

23. Councillor Culver noted that paragraph 4.43 of the report cited NPPF, which required the contaminated condition of the site to be understood. She asked if it was accepted that this was not fully understood. Also, she indicated that Members concerns about the lack of one-bed housing had not been acknowledged, despite the NDP identifying the need for affordable one-bed properties.
24. Mr Harris explained that it was an outline application and the housing mix was not being considered at this stage. Once a developer had been chosen, then a reserved matters application would be submitted. The housing mix and layout shown on the drawings were merely indicative. The previous application for 185 homes included some one-bed flats, but these had not been incorporated in the illustrative masterplan for the current proposal. It was noted that the current one-bed homes within the hostel building were only unsuitable due to the building's environmental

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performance, which would not support the aspiration for a net zero carbon development. To retain the buildings would do a dis-service to future occupants and the applicant wanted no differentiation between market and affordable housing on the site. It was stressed that the Homes England project manager would be responsible for signing off the reserved matters application and they would not do so if they were unhappy with any aspect.

25. Regarding contamination of the site, Mr Harris confirmed that a site investigation had been completed. Also, Homes England had a significant package of information from previous occupiers of the site, which was not in the public domain. This informed the environmental permit that Homes England had with the Environment Agency. He indicated that the Environment Agency would be the body responsible for overseeing the decontamination as defined in legislation.
26. Councillor Claire Rowles asked why reference had been made to the 2018 NDP survey rather than the current version. Also, she asked what assets would be made available to the community and in what state these would be when handed over.
27. Mr Harris confirmed that the majority of people who responded to the NDP survey in 2018 felt that 1-25 homes could acceptably be accommodated on the site in addition to the 140 set out in the West Berkshire Site Allocations DPD. Richard Green indicated that this had been used test the term 'approximate' in the NPD.
28. Mr Harris acknowledged that the community facilities offered as part of the previous application had not been considered good enough. Various options had been considered and the Picked Pig / Piglets day nursery building was considered to be in a reasonably good state of repair and would not require much upgrading to be used by the community. He appreciated the comments made by the Parish Council, but stressed that Homes England was not a commercial developer and was in the business of levelling up, regenerating brownfield sites, and clearing up contaminated sites, but it was not in the business of paying for new community facilities. However, in this case, they were in a position to discuss how the existing buildings could be transferred to the community.
29. Councillor Rowles asked if Homes England was able to commit to refurbishing the building. Mr Harris confirmed that he was unable to make such a commitment at this stage, but they could enter into a discussion.
30. Councillor Barnett explained that his previous comments had related to the contractor that would carry out the decontamination works rather than the overseer. He noted that Homes England had information about contamination on the site and asked if / when this would be made available. He also asked about the depth to which decontamination works would extend.
31. Mr Harris noted that remediation specialists, Arcadis, had been appointed. They had devised the specification for the works, and were supporting the open tender process to procure a specialist and would project manage the works in due course. A preferred bidder had been identified to undertake the works, but had not yet been appointed. He stressed that all decontamination works would be done and in accordance with legislation. He confirmed that unless the site was fully decontaminated, Homes England would be unable to market it to developers.
32. Councillor Barnett stated that he had worked for demolition contractors specialising in decontamination works and sought clarification as to whether this was a pecuniary interest. Sharon Armour confirmed that unless Councillor Barnett was aware of which contractors had bid for the work, there was no conflict at this stage.

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33. Councillor Vickers noted that there would be embedded carbon in the retained buildings, and Homes England would save money by not demolishing them. He asked if this had been factored into their calculations. Also, he asked if the hostel could be retained and therefore save money, and suggested there would be value in retaining some of the history of the site. In addition, he asked if the 18 month demolition plan was realistic and whether all necessary research had been undertaken to understand what had happened on the site and the associated contamination.
34. Mr Harris agreed that buildings should be reused wherever possible and the Pickled Pig / Piglets Day Nursery building had been chosen due to its location and relatively good state of repair. He was unable to commit at the meeting to handing the building over for £1, but highlighted that there would be S106 negotiations, which would include the community uses.
35. Mr Harris explained that the 18 month demolition timescale was the estimate from Arcadis. Some bids had proposed a shorter timescale, but the more robust bids were closer to the 18 month timescale.
36. Councillor Woollaston indicated that Homes England was a Government body that took contaminated sites and got them to a developable state before selling them to housebuilders who would in turn submit a detailed planning application, which may include a contribution to community facilities. He asked if the fact that it was a Government body meant that the cost of the works was irrelevant.
37. Mr Harris confirmed that Councillor Woollaston's understanding was correct.
38. Councillor Woollaston asked why Homes England had stuck with 160 units and if this was a viability issue.
39. Mr Harris noted that the original proposal was for 250 homes because that was what they thought could be provided on the site. It had been made clear that this was unacceptable so they removed proposed development from the northernmost section of the site, which reduced the number of units to 185. This was addressed planning and environmental impact issues, but it was not supported by the Landscape Officer. The proposal was then reduced to 160 units, which made best use of the Brownfield site, in accordance with the NPPF. It was also noted that every additional home had an additional percentage of affordable homes attached, and West Berkshire had an affordable housing shortage.
40. Councillor Abbs noted that it was not Homes England's role to make as much money as possible for a house developer, so questioned why they had consistently exceeded the 140 units that the local community felt to be appropriate for the site. He noted the aspiration to provide more affordable homes, but highlighted the lack of one-bedroom homes proposed for the scheme. He asked if Homes England were seeking to minimise spend by maximising the number of homes on the site.
41. Mr Harris confirmed this was not the case. He felt the site could accommodate 160 homes and pointed out that Homes England's remit was to deliver homes, and particularly affordable homes. If they could sensitively deliver additional housing, then that was the right thing to do. He stressed that the policy was for 'approximately' 140 units.

### **Ward Member Representation**

42. CouncillorCarolyn Culver in addressing the Committee raised the following points:



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- Since the Committee had last considered the application in January 2022, the residents of Compton had voted to approve the NDP. Turnout had been 48.9%, with 98% voting in favour. These figures were better than the national average for such referenda.
- The NDP now carried full weight in relation to the Committee's decision.
- The NDP and District Local Plan clearly referred to 140 homes, but this application was for 160 homes, and cited a four year-old survey to justify the additional units. In that informal survey, 191 people had indicated that additional homes would be acceptable, but a far higher figure of 588 people had voted for 140 homes in the recent referendum.
- There had been around 330 objections to the application, including Compton Parish Council.
- The proposed development would represent a 25% increase in the size of the village, so it was very significant.
- There were concerns about the impact on infrastructure, including local roads, schools and the GP surgery.
- She was concerned at the lack of consistency in advice given to Members about whether the proposal constituted major development. The previous application had indicated that it was not major development, but the cover sheet for the latest application indicated that it was.
- The NDP advocated retention of the hostel, which had not been incorporated into the proposal. This could provide much needed one and two bedroom accommodation.
- She accepted that the housing mix would be a reserved matter, but did not understand why the applicant had not amended their plans to demonstrate their commitment to providing affordable one and two bed homes.
- She felt that the proposal did not meet the strategic housing market assessment, nor the Council's Housing Strategy, nor the housing need survey cited in Policy C5 of the NDP.
- She welcomed the concession regarding the Pickled Pig and Piglets Day Nursery, but the building would not be in a fit state to use straight away. The cost to the parish council was unknown and they did not have funds for this project. The NDP referred to the retention, renovation and enhancement of the building.
- Local residents were concerned about employment and felt that there would be demand for an enterprise hub.
- Many people from the village used to work on the site and there was need for local employment. There were insufficient employment buildings in the village – the School Road Industrial Site was full.
- It had previously been proposed to use the former gate house for public toilets, but the current application indicated it could be used for an employment hub if necessary, demonstrating a lack of clear thinking about the employment need on the site.
- If approved, the development would generate 100 vehicle movements per day during demolition and 280 per day during construction. This would create pressure on Compton, East Ilsley and potentially Hampstead Norreys. Traffic would have to

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negotiate a tight blind pinch point in East Ilsley and would pass the front of homes that had no front garden or pavement to act as a buffer zone.

- There was no confidence that Thames Water would deliver the infrastructure that was needed. The Committee had heard about issues with foul water backing up into residents' properties and it was clear that Thames Water needed to complete the works prior to first occupation.

### **Member Questions to the Ward Member**

43. Councillor Vickers asked about the paragraphs that referred to the application as not being major development.
44. Councillor Culver confirmed that it was 5.16 of the January agenda pack and the cover of the latest update sheet.
45. Councillor Woollaston noted that the Development Plan accepted there should be development on the site, everyone accepted that the current development was an eyesore and that there was contamination on the site that needed to be dealt with. Whatever happened on the site, there would be traffic going through East Ilsley during decontamination and construction. He could understand the argument about 160 homes vs 140, but could not see any problems beyond this.
46. Councillor Culver accepted the point about traffic, but indicated that the proposal did not meet several policies in the NDP, which must be given full-weight. There were concerns about the number of houses, and the fact that policies were not met in relation to district heating, housing mix, retention of the hostel, housing size, the business hub, and renovation of the Pickled Pig / Piglets Day Nursery.

### **Member Questions to Officers**

47. Councillor Abbs noted that the Secretary of State had been asked to call-in this application and asked if the call-in would take place in the event that the application was approved or rejected.
48. Mrs Lydia Mather reported that a third party had submitted a request for the Secretary of State to call-in the application for determination. This process would only start if the recommendation of the committee was for approval of the application.
49. Councillor Woollaston asked if conditions could be imposed regarding the inclusion of one-bedroom accommodation and a contribution towards the renovation of the Pickled Pig.
50. Mrs Mather noted that the housing mix was a reserved matter. The housing mix would be put forward as part of a future application – Housing Strategy would be consulted to see if the proposal was compliant with their housing register and evidence of housing need in the area. Affordable housing would fall under the S106 agreement or would be part of the reserved matters. If the reserved matters application was not considered acceptable then it could be refused.
51. Councillor Woollaston asked if it could be dealt with under the S106 agreement.
52. Sharon Armour confirmed that it could, but noted that the Housing Officer was not present, so the requirement was unknown. She suggested that the wording could reflect the fact that Members would prefer to see one-bedroom units subject to the Housing Officer not having an objection.

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53. Simon Till agreed that it would require the Housing Officer to make an assessment of housing need in the area. He suggested that an informative be imposed to direct the developer and officers to consider the provision of one-bedroom units in the affordable housing mix during discussions to negotiate the S106 agreement. He did not consider that it was a matter that could be conditioned, since provision of one-bedroom units may not meet local need. He also confirmed that if Members wished for a contribution to be negotiated for the Pickled Pig as part of the S106 agreement, then officers could take that as an instruction.
54. Councillor Culver noted that the applicant had indicated it was not possible to have a district heating system because the site was not big enough. However, NDP Policy C4 referred to thresholds of 10 dwellings or 0.5 hectares. Councillor Culver also noted that the occupation triggers for foul water and water supply infrastructure being upgraded were 20 and 49 units respectively and asked how these figures had been calculated. She suggested that the wording of Conditions 29 and 30 should be amended such that works must be completed prior to occupation of any units.
55. Mrs Mather noted that the occupation thresholds had been provided by Thames Water, based on what they felt could be accommodated, but the conditions could be amended to pre-occupation. On the district heating system, it was noted that the policy had been drafted as the proposal was being developed. The only sites where district heating was being sought in West Berkshire were at Sandford and Newbury Racecourse, which represented 1,500 and 2,000 homes respectively. She noted that the Compton site could achieve net zero carbon in other ways.
56. Bryan Lyttle noted that there was a cut-off point beyond which sufficient renewable energy could not be generated during the day to meet peak demand. This could not be achieved at the Racecourse and a decision on Sandford was awaited from the Secretary of State.
57. Councillor Rowles asked about the interpretation of 'approximate' in relation to the additional houses proposed for the site, also about whether the proposal constituted major development. She also noted that the transport modelling had been based on 2017 data and asked if this was sufficiently recent given changes that had taken place in the area.
58. Mr Goddard felt that traffic levels were still settling down following the pandemic. He indicated that traffic levels were still below 2019 levels. He was confident that traffic levels in the coming years would remain below those of 2017. While he acknowledged that there would have been development since 2017, traffic levels would have been growthed up to take account of proposals and this would be the most robust data.
59. Mrs Mather explained that the application was classed as 'major' for purposes of its application category because it consisted of more than 10 houses. However, within the AONB, the definition as to whether or not a proposal represented 'major development' was a matter for the decision maker. This would have been considered at the site allocation stage. The site had been allocated, so the question was whether the 20 additional units represented major development within the AONB. If the Committee was to consider it major development within the AONB, then it would normally be refused unless there were exceptional circumstances. The exceptional circumstances relating to this development were set out in the report.
60. Bryan Lyttle noted that the exceptional circumstances were considered as part of the Site Allocations DPD Examination in Public in 2017. The Planning Inspector had considered all arguments relating to the site and concluded that the site met the

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exception tests and should be allocated. He also noted that allocations had an automatic 10% flexibility allowance for non-delivery of planning sites. He indicated that the proposed 14% uplift was within the accepted definition of 'approximate', with some Planning Inspectors deciding that a 20% uplift complied with policy at appeal.

61. Councillor Barnett asked about lorry movements associated with decontamination of the site. He suggested that removal of radioactive material would require special consideration in terms of routes, times and quantities to be carried.
62. Mr Goddard confirmed that not all matters had been agreed, so a condition had been proposed to allow for details to be finalised at a later date. It was noted that there would be 20 lorries per day entering and leaving the site, which was the same as predicted during construction, but the duration of the works was unknown. The route via East Ilsley was the quickest and most direct to the A34, but how traffic would be managed was still to be determined. It had been agreed that there would be no HGV movements at peak travel times in order to prevent congestion within East Ilsley.
63. Councillor Barnett hoped that movements of radioactive waste would avoid times when children would be travelling to and from school in Compton.
64. Councillor Culver noted that predicted vehicle movements were higher than 20 per day.
65. Mr Goddard indicated that he had only referred to HGV movements and additional movements would be associated with staff travel.
66. Councillor Vickers noted that if the report were to be called in by the Secretary of State, the Local Plan would be at the Regulation 19 stage. He asked what weight would be given to the policies in the emerging Local Plan.
67. Bryan Lyttle noted that the Secretary of State would determine the application in line with policy. At this stage it would be the Housing Allocations DPD, and even if the emerging plan were at the Regulation 19 stage, more weight would be given to the adopted policy.
68. Councillor Vickers asked if the matter would come back before the Committee – it was confirmed that it would not.
69. Councillor Vickers asked if the community facility on the Pickled Pig site could be accessed directly from Churn Road.
70. Mr Goddard had not considered such an access, but suggested it could be considered as part of the reserved matters application.
71. Councillor Vickers noted that people living on the estate should be within walking and cycling distance.
72. Councillor Abbs noted that less than 30% of the buildings were in the correct orientation to make use of solar panels and asked how net zero carbon would be achieved.
73. Mrs Mather explained that the masterplan was indicative and the layout was a reserved matter. There was a condition for a zero carbon strategy, and so the layout would need to be reviewed in order to achieve this.
74. Councillor Abbs suggested that if the layout needed to change, then this would affect the internal road layout.
75. Mrs Mather confirmed that the point of an illustrative masterplan was to show how the number of houses could be accommodated within the site. She agreed that the internal road layout was not fixed at this stage.

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### Debate

76. Councillor Abbs opened the debate. He noted that the NDP was clear on the number of homes considered to be appropriate for the site. However, Homes England was seeking to maximise the number of homes on the site. He stressed the need to be mindful of the impact of decontamination works on the local area, which would be exacerbated by a larger development. He suggested that the application should not be approved in its current form.
77. Councillor Culver noted the discussion on the carbon benefits of retaining the Pickled Pig and suggested that this would also apply to the hostel. She recognised that housing mix was a reserved matter, but highlighted the lack of respect shown to local policies by the applicant. There was a clear need for one and two bedroom houses, and the housing needs survey had demonstrated the need for more affordable housing, but these issues had not been addressed by the applicant. She made the point that a key lesson from the Covid pandemic was for the need for additional smaller homes for young people and elderly residents who would like to downsize. She indicated that residents were leaving Compton because there was not suitable accommodation within the village. Councillor Culver also expressed concerns about the Environment Agency being under-funded. She suggested that a condition would be required to ensure that spoil retained on the site would be carefully checked for contamination. A former vet had made a representation on the previous planning application indicating that there was radioactive waste from Bikini Atoll present at the site, and radioactive waste had been left in barrels in the ground. Councillor Culver suggested that an evacuation plan was needed and should be included within the conditions. She concluded by noting that the application failed to meet NDP policies for: the number of houses on the site; district heating; housing mix; hostel retention; house size; the business hub; and the Pickled Pig.
78. Councillor Vickers noted that 14 recommendations from the Parish Council had been fully accommodated, with three others partially accepted. He suggested that there may be policies in the Local Plan that had not been given full weight and it was a question of balance. He indicated that even if the application were to be approved, it may not be implemented in full. He hoped that the developer could reconsider use of the hostel site for one bedroom flats due to concerns about embedded carbon in the building and the value in maintaining a record of the history of the site. Councillor Vickers had no issue with the definition of major development nor with the proposed additional housing. Providing a good Construction Management Plan could be secured, he did not consider that traffic was an issue, since an employment site would generate more traffic. He indicated that he was inclined to support the application subject to changes to the conditions.
79. Councillor Rowles noted that all parties were in agreement that the site needed to be redeveloped. She felt that any concerns could be addressed through conditions. She expressed disappointment about the applicant's response regarding community assets. The aspect where she had greatest concern was the increase from 140 to 160 units, which was more than the 10% standard increase.
80. Councillor Woollaston was reassured by the fact that Homes England was the applicant, since it was a Government body rather than a developer. He stressed that it was an eyesore and would be detrimental to the village as it continued to deteriorate. He proposed to support Officer's recommendation to approve the application subject to changes to conditions and informatives.
81. Councillor Barnett agreed that the site needed to be decontaminated and the area enhanced, but he had concerns about the impact of the lengthy demolition and

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construction process. He also expressed concern about supporting infrastructure in the village, including the GP surgery, retail, and Thames Water's networks. Councillor Barnett indicated that he was a member of the Radiation Induced Diseases Register, and suggested that people who had worked on the site would also be on the Register, and therefore could be contacted for further details of contamination on the site. He expressed concern about what radioactive material would be found and how it would be transported from the site.

82. Councillor Tony Vickers seconded the motion to approve the application, subject to changes to conditions and informatives.
83. Councillor Culver proposed a number of changes to the conditions and informatives:
- Condition 14 – This should fully reflect the design code policy in the NDP, particularly in relation to consultation with the local community, the Building for Life Assessment Framework and energy supply.
  - Condition 18 – There should be a requirement to test the water for contamination.
  - Condition 19 – HGV movements should avoid school hours.
  - Condition 26 - Any spoil remaining on the site must be tested to ensure that it is free from contamination.
  - Conditions 29 and 30 – Reference to the 20<sup>th</sup> and 49<sup>th</sup> house, and the second part of both conditions to be removed to ensure that all improvements to Thames Water's supply and foul water drainage infrastructure were completed prior to any units being occupied.
  - An additional condition relating to an evacuation plan.
  - An additional informative about contributions towards the renovation and enhancement of the Picked Pig
84. Mr Till noted that Part B of Condition 18 would address Councillor Culver's concerns regarding contaminated spoil. He also suggested that a bullet point be added to Condition 18 requiring details to be submitted of any emergency or evacuation measures considered necessary to address contamination hazardous to human health identified during site investigation, demolition, remediation or development work. Regarding the Pickled Pig, he suggested that the matter should be investigated through discussions between officers and the applicant in respect of the S106 legal agreement, and that if no contribution was secured as a result of those discussions within three months of the resolution (or such appropriate time period to be agreed with the Service Director – Development and Regulation in consultation with the Chairman of Western Area Planning Committee), then the application would be brought back before Members to consider at Committee.
85. Councillor Vickers suggested that any consultation should include the Ward Member and Chairman or Vice Chairman. Mr Till confirmed that this could be accommodated.
86. Councillor Vickers also asked what would happen if the change to the Thames Water condition could not be achieved. Mrs Armour confirmed that the applicant would need to submit a fresh application to amend the condition.
87. Councillor Vickers suggested that the wording of Condition 1 could be improved.
88. Councillor Woollaston asked for an informative to be included to reflect the aspiration for one-bedroom properties. Mr Till recommended that affordable housing be explored by officers during consideration of the S106 agreement. In respect of the

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market housing, an informative would be included requesting that the applicant consider the prospect of including smaller properties within the housing mix.

89. The Chairman invited Members of the Committee to vote on the proposal by Councillor Howard Woollaston, seconded by Councillor Tony Vickers to grant planning permission subject to the proposed conditions and the completion of a S106 legal agreement. At the vote the motion was carried.

**RESOLVED** PROVIDED THAT a Section 106 Agreement has been completed by 31 May 2022 (or such longer period that may be authorised by the Service Director – Development & Regulation, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Service Director – Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

OR, if a Section 106 Agreement is not completed within the above timescale, to REFUSE PLANNING PERMISSION for the reasons listed below.

### Conditions

1.	<p><b>Commencement of development – full permission change of use</b></p> <p>The change of use to public open space and wildlife area hereby permitted shall be begun before the expiration of three years from the date of this permission. This relates to the land shown on parameters plan: green infrastructure 102G, except that shown as built development.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p><b>Phasing plan (full permission - demolition)</b></p> <p>The demolition hereby permitted shall be carried out in accordance with the approved phasing demolition plan 105B or 105C (subject to the terms of the S106) unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To facilitate the phasing of the development in the interests of timely infrastructure delivery, phased CIL payments, self-build delivery and project delivery. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS5 and CS13 of the West Berkshire Core Strategy 2006-2026.</p>
3.	<p><b>Phasing plan (outline)</b></p> <p>A phasing plan shall be submitted to the local planning authority for approval before or alongside the first application for reserved matters approval. The phasing plan shall identify all phases of development by which the development shall be undertaken. No development shall take place until the phasing plan has been approved by the local planning authority. Thereafter the development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To facilitate the phasing of the development in the interests of timely infrastructure delivery, phased CIL payments, self-build delivery and project delivery. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS5 and CS13 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because the phasing plan will need to be adhered to throughout the entire construction phase.</p>

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4.	<p><b>Approval of reserved matters</b></p> <p>Details of the appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase takes place. The development shall be carried out in accordance with the approved details.</p> <p>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).</p>
5.	<p><b>Time limit for reserved matters</b></p> <p>Applications for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.</p> <p>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).</p>
6.	<p><b>Commencement of development (phased outline)</b></p> <p>The commencement of each phase hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved for that phase.</p> <p>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).</p>
7.	<p><b>Approved plans</b></p> <p>The development hereby permitted and the reserved matters shall be carried out in accordance with the approved plans and documents listed below:</p> <ul style="list-style-type: none"> <li>• Location Plan 008B</li> <li>• Parameter Plan: Land Use 101E</li> <li>• Parameter Plan: Movement 103E</li> <li>• Parameter Plan: Green Infrastructure 102G</li> <li>• Bat house design 113</li> <li>• Churn Road Intervet HVG access SK002A</li> <li>• Churn Road Intervet car park access SK003A</li> <li>• With the exception of the visibility splay proposed access arrangements SK001</li> <li>• Demolition plan 105C</li> </ul> <p>The following documents shall inform the reserved matters:</p> <ul style="list-style-type: none"> <li>• The Former Pirbright Institute Compton Environmental Statement, Appendices and Addendums</li> <li>• Outline Construction Resource Management Plan</li> <li>• Outline Operational Waste and Recycling Management Strategy</li> <li>• Transport Assessment ref 60544578</li> <li>• Framework Residential Travel Plan</li> <li>• Revised Flood Risk Assessment</li> </ul>



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	<ul style="list-style-type: none"> <li>• Drainage Technical Note</li> <li>• Hydrology Review October 2021</li> <li>• Non Real Time Hydraulic Model Review October 2021</li> <li>• Biodiveristy Net Gain Calculation</li> <li>• Amended Arboricultural Impact Assessment Report Revision 003</li> </ul> <p>Reason: For the avoidance of doubt and in the interest of proper planning. Outline planning permission is granted solely on the basis of the parameters within these approved details.</p>
8.	<p><b>Access construction before occupation</b></p> <p>Unless otherwise agreed in writing with the local planning authority, no building shall be first occupied until the vehicular, cycle and pedestrian accesses (together with all associated engineering operations) have been provided and completed in accordance with the approved access plans SK002A and SK003A, and for the proposed access arrangements off the High Street the details including sight lines which have been submitted to and approved in writing by the local planning authority.</p> <p>Reason: In the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026). Access arrangements for construction fall within the remit of the Construction Method Statement.</p>
9.	<p><b>Layout and Design Standards</b></p> <p>No development shall commence until drawings and details illustrating how the Local Planning Authority and Highway Authority's standards in respect of road and footpath design, vehicle parking and turning provision will be met, have been submitted to and approved in writing by the Local Planning Authority. That submitted information shall include details of engineering work specifications; the methodology for the monitoring, and the staged evidencing of, the provision of the necessary works to an adoptable standard. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of future maintenance, road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2021, 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).</p>
10.	<p><b>Set back of gates</b></p> <p>Any gates to be provided at the vehicle accesses, shall open away from any adjoining highway and be set back a distance of at least 5 metres from the edge of the highway. No part of the development shall be brought into use until the gates have been provided.</p> <p>Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are opened. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).</p>

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11.	<p><b>Gradient of private drives</b></p> <p>The detailed layout of the site shall ensure the gradient of private drives does not exceed 1 in 12 to enable them to be occupied by all users including those with mobility impairments.</p> <p>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 and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
12.	<p><b>Parking</b></p> <p>No phase of the development hereby granted outline planning permission shall take place until details of vehicle parking and turning spaces have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until vehicle parking and turning spaces have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring (of private cars and/or private light goods vehicles) at all times.</p> <p>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 applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026. A pre-commencement condition is necessary because the parking arrangements will need to be determined before any construction to ensure it can be accommodated within the space available.</p>
13.	<p><b>Dwelling height</b></p> <p>The detailed scale and appearance of the dwellings shall ensure no more than 5% of dwellings are 2.5 storeys in height, at least 5% of dwellings are single storey in height, and the remainder of dwellings shall be no greater than 2 storeys in height unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the detailed design of the housing development hereby approved responds to the local character and setting in the North Wessex Downs Area of Outstanding Natural Beauty. The illustrative masterplan has been assessed on the basis of all dwellings being 2 storey. This condition is applied in accordance with the National Planning Policy Framework, Policy ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and policy HSA23 of the Housing Site Allocations DPD 2006-2026.</p>
14.	<p><b>Design Code</b></p> <p>No phase of the development hereby granted outline planning permission, or ground works associated with the change of use shall take place until a design code has been submitted to and approved in writing by the Local Planning Authority for that phase of the development. The design code shall include addressing the following matters:</p> <ul style="list-style-type: none"> <li>• Avoid over dominance of car parking at the front of dwellings in particular onto the green street;</li> <li>• Avoid long stretches of rear boundary fences/walls in particular fronting</li> </ul>

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	<p>public open spaces;</p> <ul style="list-style-type: none"> <li>• Provide attractive facades where housing fronts the cricket pitch and conservation area;</li> <li>• Avoid locating LEAP and LAPS that involve crossing primary internal roads to reach them, and avoid being located in areas with no natural overlooking from dwellings;</li> <li>• Avoid strategic tree planting within the private gardens;</li> <li>• Public open spaces, particularly within the areas to be developed, to be based around the trees to be retained;</li> <li>• Be developed in consultation with the local community;</li> <li>• Use the Building for a Healthy Life assessment framework;</li> <li>• Identify opportunities to draw its energy supply from decentralised, renewable or low carbon energy supply systems.</li> </ul> <p>Reason: To ensure the detailed design of the development responds to the character of the site and surrounding area in the AONB, and takes account of the natural constraints on site. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, policy HSA23 of the Housing Site Allocations DPD 2006-2026, and policy C9 of the Compton Neighbourhood Plan 2020-2037.</p>
15.	<p><b>Tree Protection</b></p> <p>No phase of the development hereby granted outline planning permission, and no demolition, access construction, or ground works associated with the change of use, shall take place (including all preparatory work) until protective fencing and measures have been provided for the protection of the retained trees in accordance with the Arboricultural Assessment 60544578_DOC_005 for that phase of the development. The approved tree protection measures shall be implemented in full and maintained for the duration of the development works. Within the fenced areas there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.</p> <p>Reason: To ensure the trees to be retained will not be damaged during the development and to protect and enhance the appearance and character of the site and locality, in accordance with the National Planning Policy Framework and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
16.	<p><b>Archaeological supervision</b></p> <p>No phase of the development hereby granted outline planning permission, demolition, or ground works associated with the change of use, shall take place until the applicant has secured the implementation of a programme of archaeological work (phased as appropriate) 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 for each phase.</p> <p>Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is applied in accordance with the National Planning Policy Framework and policy CS19 of the West Berkshire Core Strategy</p>

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	<p>2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; archaeological deposits require investigation and supervision before and during the development works and so it is necessary to approve these details before any development takes place.</p>
<p>17.</p>	<p><b>Building recording</b></p> <p>No phase of the development hereby granted outline planning permission, or demolition, or ground works associated with the change of use, shall take place within the application area until the applicant has secured the implementation of a programme of building recording 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 for each phase.</p> <p>Reason: To ensure that an adequate record is made of this site of historical interest. This condition is applied in accordance with the National Planning Policy Framework and policy CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; archaeological deposits require investigation and supervision before and during the development works and so it is necessary to approve these details before any development takes place.</p>
<p>18.</p>	<p><b>Contaminated land (investigation and remediation)</b></p> <p>No phase of the development* hereby granted outline planning permission, demolition, or ground works associated with the change of use, shall take place until a scheme to deal with contamination including water quality and ground/surface water infiltration at the site has been submitted to and approved in writing by the LPA. The above scheme shall take account of the suggested mitigation in the Environment statement and:</p> <ul style="list-style-type: none"> <li>(a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s).</li> <li>(b) Include a remediation scheme* which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.</li> <li>(c) Include a monitoring and maintenance scheme* to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA.</li> <li>(d) Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice.</li> <li>(e) Include an evacuation plan.</li> </ul> <p>Thereafter, any approved remediation scheme and/or monitoring and maintenance measures shall be carried out in accordance with the approved details for that phase. Two weeks written notice shall be given to the LPA prior to</p>

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	<p>the commencement of any remediation scheme.</p> <p>If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in accordance with the approved details.</p> <p>The development shall not be occupied* until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.</p> <p>(* Unless otherwise agreed in writing by the LPA)</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).</p> <p>A pre-commencement condition is required because insufficient detailed information accompanies the application; land contamination mitigation measures may require work to be undertaken prior to and throughout the development works and so it is necessary to approve these details before any development takes place.</p>
<p>19.</p>	<p><b>Construction method statement</b></p> <p>No phase of the development hereby granted outline planning permission, or ground works associated with the change of use to parkland, shall take place until a Construction Method Statement (CMS) (phased as appropriate) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works for that phase shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall take account of the suggested mitigation in the Environmental Statement and include measures for:</p> <ul style="list-style-type: none"> <li>(a) A site set-up plan during the works;</li> <li>(b) Parking of vehicles of site operatives and visitors;</li> <li>(c) Loading and unloading of plant and materials;</li> <li>(d) Storage of plant and materials used in constructing the development;</li> <li>(e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;</li> <li>(f) Temporary access arrangements to the site, and any temporary hard-standing;</li> <li>(g) Wheel washing facilities;</li> <li>(h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;</li> <li>(i) The proposed method of piling for foundations (if any);</li> <li>(j) A scheme for recycling/disposing of waste resulting from construction</li> </ul>

	<p>works;</p> <ul style="list-style-type: none"> <li>(k) Hours of construction and demolition work;</li> <li>(l) Hours of deliveries and preferred haulage routes including to avoid school hours for HGVs;</li> <li>(m) Ensuring public rights of way are kept open and unobstructed throughout the development</li> <li>(n) Lighting of areas and construction compounds</li> </ul> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13, CS14, CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.</p>
<p>20.</p>	<p><b>Construction Environmental Management Plan (Biodiversity)</b></p> <p>No phase of the development hereby granted outline planning permission, demolition, or ground works associated with the change of use shall take place (including vegetation clearance) until a Construction Environmental Management Plan (CEMP) (phased as appropriate) has been submitted to and approved in writing by the local planning authority. The CEMP shall take account of the suggested mitigation in the Environmental Statement and include the following:</p> <ul style="list-style-type: none"> <li>(a) Risk assessment of potentially damaging construction activities.</li> <li>(b) Identification of “biodiversity protection zones”.</li> <li>(c) Practical measures (both physical measures and sensitive working</li> <li>(d) practices) to avoid or reduce impacts during construction (may be</li> <li>(e) provided as a set of method statements).</li> <li>(f) The location and timing of sensitive works to avoid harm to biodiversity</li> <li>(g) features including protected species.</li> <li>(h) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>(i) Responsible persons and lines of communication.</li> <li>(j) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>(k) Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p>The approved CEMP shall be adhered to and implemented throughout the development works or phase thereof strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure biodiversity is protected during the development works. This condition is required in order to meet the policy objectives of the National Planning Policy Framework and West Berkshire Core Strategy 2006-2026 Policy CS17.</p> <p>A pre-commencement condition is required because insufficient detailed</p>

	<p>information accompanies the application; environmental measures will be required prior to and during the development works and so it is necessary to approve these details before any development takes place.</p>
<p>21.</p>	<p><b>Ecological Mitigation and Enhancement Plan</b></p> <p>No phase of the development hereby granted outline planning permission, demolition, or works associated with the change of use hereby permitted shall take place until an Ecological Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall take account of the suggested mitigation in the Environment Statement and include adequate details of the following:</p> <ul style="list-style-type: none"> <li>(a) Description and evaluation of features to be managed and created.</li> <li>(b) Aims and objectives of management.</li> <li>(c) Appropriate management options to achieve aims and objectives.</li> <li>(d) Prescriptions for management actions.</li> <li>(e) Preparation of a costed schedule for securing biodiversity enhancements in perpetuity.</li> <li>(f) Ongoing compliance reports, monitoring and remedial measures.</li> <li>(g) How the habitat enhancements will be managed long term to ensure a net gain legacy.</li> <li>(h) Measures to build biodiversity into the design of the new dwellings, providing details of location and design of features, e.g. bird and bat boxes integrated into buildings, bat lofts, fence holes for hedgehogs, access points for badgers, ponds for amphibians, banks for bees.</li> <li>(i) Description of how the developer expects to ensure no impact on protected species on site during construction and through scheme design.</li> <li>(j) Sensitive Lighting Strategy during construction and once the site is in operation (to minimise adverse impacts on bat species present).</li> <li>(k) A biodiversity net gain calculation demonstrating at least 10% net gain.</li> </ul> <p>Proposed enhancements should be based on the recommendations of the ecological reports submitted in support of this application.</p> <p>With the exception of ongoing measures after construction no part of the development shall be brought into use, or dwelling occupied, until the mitigation measures have been provided in accordance with approved details for each phase.</p> <p>Reason: To ensure biodiversity is enhanced and maintained. This condition is required in order to meet the policy objectives of the National Planning Policy Framework and West Berkshire Core Strategy 2006-2026 Policy CS17, and to ensure compliance with the statutory requirements of relevant protected species legislation and the NERC Act 2006. A pre-commencement condition is required because insufficient detailed information accompanies the application; ecological mitigation will be required prior to, during and subsequent to the development works and so it is necessary to approve these details before any development takes place.</p>

<p>22.</p>	<p><b>Submission of a copy of the EPS licence</b></p> <p>No demolition works shall in any circumstances commence unless the Local Planning Authority has been provided with either:</p> <ul style="list-style-type: none"> <li>(a) A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or</li> <li>(b) A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.</li> </ul> <p>Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026. This “strict protection” condition helps to ensure that a developer will apply for an EPS licence and, if they do not, can be prevented in advance from undertaking the activities that might jeopardize the protected species, before the species is harmed. The use of planning conditions for this purpose has been established through case law and is also recommended in government.</p>
<p>23.</p>	<p><b>Flood risk - finished floor levels and ground levels</b></p> <p>The development shall be carried out in accordance with the submitted flood risk assessment (ref 5th August 2021/60544578 R001/AECOM) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> <li>1. Finished floor levels shall be set no lower than 101.6 metres above Ordnance Datum (AOD)</li> <li>2. There shall be no raising of existing ground levels on the site</li> </ul> <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>Reasons</p> <ul style="list-style-type: none"> <li>1. To reduce the risk of flooding to the proposed development and future occupants.</li> <li>2. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.</li> </ul> <p>This condition is applied in accordance with policy CS16 of the West Berkshire Core Strategy 2006-2026 and the National Planning Policy Framework.</p>
	<p><b>No Infiltration Drainage</b></p> <p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants or flood risk to people and property. This condition is applied in accordance with paragraph 174 of the National Planning Policy Framework and policy CS16 of the West Berkshire Core Strategy</p>



	2006-2026.
24.	<p><b>Sustainable drainage</b></p> <p>No phase of the development hereby granted full planning permission, or ground works associated with the change of use to parkland shall take place until details of sustainable drainage measures to manage surface water have been submitted to and approved in writing by the Local Planning Authority (phased as appropriate). These details shall take into account the suggested mitigation in the Environmental Statement and:</p> <ul style="list-style-type: none"> <li>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 the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use;</li> <li>b) If required include a Flood Risk Assessment (FRA) for developments located in areas at risk of flooding (in Flood Zone 2 and 3 or from surface water) or developments larger than 1 hectare;</li> <li>c) Include flood water exceedance routes (low flow, overflow and exceedance routes), both on and off site;</li> <li>d) Include full information of catchments and flows discharging into and across the site and how these flows will be managed and routed through the development and, where the flows exit the site, both pre-development and post-development information must be provided;</li> <li>e) Demonstrate that proposed finished floor levels are set in accordance with Environment Agency requirements;</li> <li>f) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than 1 in 1 year Greenfield run-off rates;</li> <li>g) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology;</li> <li>h) Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and if infiltration measures are proposed the infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;</li> <li>i) Include with any design calculations an allowance for an additional 10% increase of paved areas (Urban Creep) over the lifetime of the development;</li> <li>j) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</li> <li>k) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil, groundwater, watercourse or drain;</li> <li>l) Ensure permeable paved areas are designed and constructed in accordance with manufacturers guidelines if using a proprietary porous</li> </ul>

- paved block system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;
- m) Show that attenuation storage measures have a 300mm freeboard above maximum design water level. Surface conveyance features must have a 150mm freeboard above maximum design water level;
  - n) Include written confirmation from Thames Water of their acceptance of the discharge from the site into any surface water sewer and confirmation that the sewer network has the capacity to take this flow;
  - o) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
  - p) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy);
  - q) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;
  - r) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;
  - s) Include an Application for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc).

Thereafter the development shall incorporate and be undertaken in accordance with the approved measures for each phase.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be occupied until all approved remediation measures have been completed and a verification report a verification report carried out by a qualified drainage engineer has been submitted to and approved in writing by the LPA. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.

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), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). A pre-commencement condition is necessary because insufficient detailed information accompanies the

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	<p>application; sustainable drainage measures may require work to be undertaken throughout the development works and so it is necessary to approve these details before any development takes place.</p>
<p>25.</p>	<p><b>Ground levels and finished floor levels</b></p> <p>No phase of the development hereby granted full planning permission, or ground works associated with the change of use shall take place until details of existing and proposed ground levels, and finished floor levels of the dwellings (phased as appropriate), have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details for that phase, and the parkland shall not be brought into use until the ground levels have been provided in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006). A pre-commencement condition is necessary because insufficient detailed information accompanies the application; ground levels will be an early development operation and so it is necessary to approve these details before any development takes place.</p>
<p>26.</p>	<p><b>Spoil</b></p> <p>No phase of the development hereby granted full planning permission, or ground works associated with the change of use shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority (phased as appropriate). These details shall:</p> <ul style="list-style-type: none"> <li>(a) Show where any spoil to remain on the site will be deposited;</li> <li>(b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);</li> <li>(c) Include measures to remove all spoil from the site (that is not to be deposited);</li> <li>(d) Include timescales for the depositing/removal of spoil.</li> </ul> <p>All spoil arising from the development shall be used and/or disposed of in accordance with the approved details for that phase.</p> <p>Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because insufficient information accompanies the application and spoil may arise throughout the development works and so it is necessary to approve these details before any development takes place.</p>
<p>27.</p>	<p><b>Piling</b></p> <p>No piling shall take place unless and until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works)</p>

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	<p>has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Thereafter any piling must be undertaken in accordance with the terms of the approved piling method statement for that phase.</p> <p>Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. This condition is applied in accordance with the National Planning Policy Framework.</p> <p>Information: Please read the Thames Water guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</a>.</p> <p>Should you require further information please contact Thames Water  Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a></p>
<p>28.</p>	<p><b>Works in proximity to water main</b></p> <p>No construction shall take place within 5m of the water main. No phase of the development hereby granted full planning permission, or ground works associated with the change of use shall take place until information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.</p> <p>Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. This condition is applied in accordance with the National Planning Policy Framework. A pre-commencement condition is required to ensure damage does not occur during the construction phase.</p> <p>Information: Please read Thames Water’s guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</a></p> <p>Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a></p>
<p>29.</p>	<p><b>Foul water network upgrades</b></p> <p>No dwelling on any phase shall be occupied until confirmation has been provided that All foul water network upgrades required to accommodate the additional flows from the development of that phase have been completed.</p> <p>Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. This condition is applied in accordance with the National Planning Policy Framework.</p>

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30.	<p><b>Water network upgrades</b></p> <p>No dwelling on any phase shall be occupied until confirmation has been provided that all water network upgrades required to accommodate the additional flows to serve the development of that phase have been completed.</p> <p>Reason: The development may low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues. This condition is applied in accordance with the National Planning Policy Framework.</p>
31.	<p><b>Public footpaths</b></p> <p>No phase of the development hereby granted full planning permission, or ground works associated with the change of use shall take place until details of the public footpaths have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> <li>(a) Alignment including width;</li> <li>(b) Surfacing materials/treatment;</li> <li>(c) If required measures to prevent cycles and/or motorcycles access;</li> <li>(d) Pedestrian safety measures if the footpaths are crossed by roads;</li> <li>(e) Any tree works necessary in proximity to footpaths to ensure public safety;</li> <li>(f) Signage for rights of way users/vehicle drivers;</li> <li>(g) Any means of enclosure;</li> <li>(h) A timetable for the implementation of all footpath infrastructure in conjunction with the phasing of development.</li> </ul> <p>The public footpaths shall be provided in accordance with the approved details and timetable, and completed prior to the first occupation of the final dwelling.</p> <p>Reason: To protect and enhance public rights of way and green infrastructure. This condition is applied in accordance with the National Planning Policy Framework, policies CS14 and CS18 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application so it is necessary to approve these details before any development takes place.</p>
32.	<p><b>Zero Carbon Strategy (addition)</b></p> <p>No phase of the development hereby granted outline planning permission shall take place until a strategy on the measures to be provided and calculations demonstrating that the residential development shall achieve zero carbon in line with policy CS15 of the West Berkshire Core Strategy 2006-2026 has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the measures have been provided in accordance with the approved strategy.</p> <p>Reason: To ensure the development provides a carbon reduction in accordance with the National Planning Policy Framework, and policy CS15 of the West Berkshire District Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application</p>

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	so it is necessary to approve these details before any development takes place.
33.	<p><b>Intervet noise assessment and mitigation</b></p> <p>No dwelling shall be first occupied until mitigation measures to protect its occupants from externally generated noise have been provided in accordance with a scheme of works that has first been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall be informed by an appropriately detailed investigation to address the noise impacts from the commercial use (Intervet) on site.</p> <p>Reason: To protect future occupiers of the development from excessive noise levels from the commercial use on site, to ensure a good standard of amenity. The approval of this information is required before occupation because insufficient information has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Quality Design SPD.</p>
34.	<p><b>Hard landscaping of public open space/wildlife habitat areas</b></p> <p>A detailed scheme of hard landscaping for the open space and wildlife habitat areas shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences), hard surfaced areas (e.g. paths, decking) and any other hard landscaping features to be provided as part of the development. Unless otherwise agreed in writing by the Local Planning Authority, the change of use to parkland shall not take place until the hard landscaping of the site has been completed in accordance with the approved details or in accordance with an agreed schedule of phasing.</p> <p>Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
35.	<p><b>Soft landscaping of open space/wildlife habitat areas</b></p> <p>The change of use to open space and wildlife habitat areas shall not take place until a detailed soft landscaping scheme for the parkland has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first use as open space and wildlife habitat (whichever occurs first) or in accordance with an agreed schedule of phasing. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of the approved soft landscaping scheme or the timescale agreed as part of the Environmental Enhancement &amp; Management Plan shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy</p>

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	Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.
36.	<p><b>Landscape management plan (for the open space and wildlife habitat)</b></p> <p>The change of use to open space and wildlife habitat shall not take place until a landscape management plan for the parkland including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years or the timescale agreed as part of the Environmental Enhancement &amp; Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include any areas of existing landscaping including woodlands and also include any areas of proposed landscaping. Thereafter the development shall be managed in accordance with the approved details.</p> <p>Reason: To ensure the long term management of existing and proposed landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
37.	<p><b>Public open space infrastructure</b></p> <p>The change of use to public open space and wildlife habitat areas shall not take place until benches, signage, children play equipment and any means of enclosure have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure there is adequate public parkland infrastructure for users in the interest of amenity. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
38.	<p><b>Lighting strategy (AONB/Ecology)</b></p> <p>No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <ul style="list-style-type: none"> <li>(a) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance.</li> <li>(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.</li> <li>(c) Include isolux contour diagram(s) of the proposed lighting.</li> <li>(d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.</li> </ul> <p>No external lighting shall be installed on site except in accordance with the above strategy.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site and to conserve the dark night skies of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
39.	<p><b>Travel Plan</b></p> <p>No dwelling shall be occupied until a Travel Plan has been submitted to and</p>

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	<p>approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented with the first occupation of the residential development hereby permitted. Written notice of first occupation shall be given to the Local Planning Authority within one week of such occupation. The Travel Plan shall be reviewed (and updated if necessary) within 6 months of first implementation. After that the Travel Plan shall be annually reviewed and updated and all reasonable practicable steps made to achieve the agreed targets and measures within the timescales set out in the plan and any subsequent revisions.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and provides the appropriate level of vehicle parking. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan (Saved Policies 2007), Supplementary Planning Document Quality Design (June 2006).</p>
40.	<p><b>Refuse Storage (prior approval)</b></p> <p>No dwelling shall be first occupied until storage area(s) for refuse and recycling receptacles (and collection areas if necessary) for that dwelling has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that there is adequate refuse and recycling storage facilities within the site, to ensure safe and adequate collection in the interests of highway safety and local amenity. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and the West Berkshire Quality Design SPD (Part 1, Section 2.13).</p>
41.	<p><b>Cycle storage (prior approval)</b></p> <p>No dwelling shall be first occupied until cycle parking/storage facilities for that dwelling have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be maintained and kept available for that purpose at all times.</p> <p>Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).</p>
42.	<p><b>Electric vehicle charging points (prior approval)</b></p> <p>No dwelling shall be first occupied until an electric vehicle charging point has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging point shall be maintained, and kept available and operational for electric vehicles at all times.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.</p>



<p>43.</p>	<p><b>Emergency water supplies</b></p> <p>No dwelling shall be occupied until either:</p> <ul style="list-style-type: none"> <li>(a) Private fire hydrant(s), 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</li> <li>(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.</li> </ul> <p>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 hydrant(s), 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, and Policy CS5 of the West Berkshire Core Strategy 2006-2026.</p>
<p>44.</p>	<p><b>Use of community buildings</b></p> <p>The community buildings shown as the retained buildings on demolition plan 105C hereby permitted shall be used under Use Class E, Use Class F1, or Use Class F2 and for no other purpose under the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). This restriction shall apply notwithstanding any provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p>Reason: As part of a wider residential development the building is to provide for the community. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, CS9, CS11 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS.5, OVS.6 of the West Berkshire District Local Plan (Saved Policies 2007).</p>
<p>45.</p>	<p><b>Operating hours (use/activity – community buildings)</b></p> <p>The use of the community buildings shown as retained on demolition plan 105C hereby permitted shall not take place outside of the following hours:</p> <p>Mondays to Fridays: 07:00 to 22:00</p> <p>Saturdays: 07:00 to 23:00</p> <p>Sundays and public holidays: 09:00 to 18:00</p> <p>Unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan (Saved Policies 2007).</p>

## WESTERN AREA PLANNING COMMITTEE - 23 FEBRUARY 2022 - MINUTES

46.	<p><b>Music (community buildings)</b></p> <p>No amplified or other music shall be played on the premises of the community buildings shown as retained on demolition plan 105C outside of the following hours:</p> <p>Mondays to Fridays: 08:00 to 22:00</p> <p>Saturdays: 08:00 to 23:00</p> <p>Sundays and public holidays: 09:00 to 18:00</p> <p>Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan (Saved Policies 2007).</p>
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### Heads of Terms for S106 Agreement

1.	<p><b>Affordable housing</b></p> <p>Provision arrangements to be agreed. 30% of the overall number of homes to be provided as affordable housing through a registered provider with triggers during construction. Except for any provided under the First Homes initiative. Investigate provision required for 1 bedroom units.</p>
2.	<p><b>Local Lettings Scheme</b></p> <p>Details of scheme to be agreed, with some of the housing to be made available first to those with a local connection (subject to this not affecting the ability of a registered provider to obtain funding).</p>
2.	<p><b>Housing to Part M4(2)</b></p> <p>Provision arrangements to be agreed. At least 15% of homes to be built to at least Part M4(2) Category 2 of Building Regulations as accessible and adaptable. A proportion of the affordable housing to be to this standard.</p>
4.	<p><b>Community Buildings</b></p> <p>Provision arrangements to be agreed for transfer as local community buildings. Should the building identified as C087 on the demolition plan 108C not find a party to take on the building within an agreed time scale it shall be released.</p> <p>Investigate provision of a commuted sum towards renovating building C087.</p>
6.	<p><b>Open Space and Wildlife Habitat Areas</b></p> <p>Provision and governance arrangements including the cricket pitch, one LEAP and 4 LAPS. A commuted sum for management and transfer to a long term owner or management company (based on calculation in Planning Obligations SPD, circa £200,000).</p>
7.	<p><b>Committed sum for off-site footpath upgrades</b></p> <p>Provision arrangements to be agreed. Contribution for off-site footpath improvements for public rights of way (£10,000) and for pedestrian improvements including dropped kerbs to be paid prior to first occupation of the site.</p>
8.	<p><b>Travel Plan</b></p> <p>Contribution of £5,000 for monitoring, travel information packs for all new</p>

**WESTERN AREA PLANNING COMMITTEE - 23 FEBRUARY 2022 - MINUTES**

	residents and other measures.
9.	<b>Housing to 19% improvement on carbon emissions</b> Housing to be built to 19% improvement on building regulations standards Part L with regard to carbon emissions.
10.	<b>Highways</b> Contribution towards dropped kerbs and tactile paving.
11.	<b>Drainage Strategy</b> Provision and maintenance to be agreed along with provisions for potential land transfer to a management company.

**Refusal Reasons (if S106 legal agreement not completed)**

1.	<b>Planning obligation</b> The application fails to provide an appropriate planning obligation to mitigate the impact of the development with regard to affordable housing, enhanced accessible and adaptable housing, community building, public open space, public rights of way, sustainable travel, climate change measures. The District has a high affordable housing need and an affordability ratio above the national average. Public open space and upgrades to the public rights of way and increase in sustainable travel options are all required from the development, and there is a statutory duty on climate change. Without these planning obligations the proposed development conflicts with policies CS5, CS6, CS13, CS15, and CS18 of the West Berkshire Core Strategy 2006-2026, the Planning Obligations SPD and the National Planning Policy Framework.
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**Informatives**

At reserved matters the housing mix shall be expected to include 1 bedroom units.

*(The meeting commenced at 6.31 pm and closed at 9.35 pm)*

**CHAIRMAN** .....

**Date of Signature** .....

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**WESTERN AREA PLANNING COMMITTEE  
23 FEBRUARY 2022**

**UPDATE REPORT**

**Item No:** (1)      **Application No:** 20/01336/OUTMAJ      **Page No.** 5 - 122

**Site:** Institute of Animal Health, High Street, Compton

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**Planning Officer Presenting:** Lydia Mather

**Member Presenting:** N/A

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**Parish Representative speaking:** Councillor Alison Strong, Compton Parish Council, via Zoom  
Councillor Rebecca Pinfold, Compton Parish Council, via Zoom  
Councillor Ian Tong, Compton Parish Council, via Zoom

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Mike Harris, applicant for Homes England, via Zoom  
Richard Green, AECOM Masterplan Director, via Zoom  
Jim Strike, AECOM Planning Consultant, via Zoom

**Ward Member(s):** Councillor Culver

### 1. Additional Consultation Responses

<b>Public representations:</b>	One comment received since agenda publication suggesting that the applicant be asked to put a new shop on site.
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### 2. Zero Carbon Condition

The agenda reports for this meeting omitted the update sheet provided when this application was last considered by Committee. It advised that following counsel advice zero carbon can be sought from major residential development under the second part of policy CS15 with regard to onsite renewable energy. As such a condition (no. 32) requiring a zero carbon strategy to be submitted either before or at reserved matters stage demonstrating that the development will achieve policy CS15 with regard to onsite renewables was recommended and is listed in the addendum report in the agenda pack.

The applicant has queried the wording of this condition as to whether it is too restrictive and could prevent connection to the national grid. Officers are reviewing the wording of the

condition but are confident that this matter can be addressed whilst ensuring compliance with policy CS15. Officers suggest that the final wording of this condition be delegated to officers in consultation with the Chairman.

### 3. Other Matters from Previous Update Sheet to Committee

The Planning Casework Unit has advised a request has been received for the application to be called in by the Secretary of State in the event that the Committee's resolution is to grant permission. In the event of the resolution being approval officers will advise the Planning Casework Unit and await confirmation as to whether the Secretary of State wishes to call in the decision for their determination.

Highways officers provided the following revised traffic projection table for 160 dwellings for weekday peak travel periods

	AM peak (08.00 to 09.00)			PM peak (17.00 to 18.00)		
	Arrive	Depart	Total	Arrive	Depart	Total
Per dwelling	0.15	0.54	0.69	0.43	0.18	0.61
Whole development	24	86	110	69	29	98

The highways officer concluded that the above will most certainly be less than the traffic generated by the consented uses of the site.

### 4. Updated Recommendation

The recommendation remains as set out in the agenda addendum committee report, subject to the final wording of condition 32 for a zero carbon strategy to be delegated to officers in consultation with the Chairman.

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/01336/OUTMAJ Compton	18 <sup>th</sup> September 2020 <sup>1</sup>	<p>Hybrid application: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.</p> <p>Institute for Animal Health, High Street, Compton.</p> <p>Homes England.</p>
<p><sup>1</sup> Extension of time agreed with applicant until 25<sup>th</sup> February 2022.</p>			

The application can be viewed on the Council's website at the following link:  
<https://publicaccess.westberks.gov.uk/online-applications/20/01336/OUTMAJ>

**Recommendation Summary:** To DELEGATE to the Service Director – Development & Regulation to GRANT planning permission subject to conditions and the completion of a S106 legal agreement.

**Ward Members:** Councillor Carolyne Culver

**Reason for Committee Determination:** More than 10 letters of objection and referral by the Development Control Manager

**Committee Site Visit:** 9<sup>th</sup> December 2021

## Contact Officer Details

<b>Name:</b>	Ms Lydia Mather
<b>Job Title:</b>	Principal Planning Officer
<b>Tel No:</b>	01635 519111
<b>Email:</b>	Lydia.mather@westberks.gov.uk

## Addendum Report to Western Area Planning Committee Report of 12 January 2022

### 1. Introduction

- 1.1 The application was deferred by Western Area Planning Committee (WAPC) on 12<sup>th</sup> January 2022 until after the referendum on the Compton Neighbourhood Development Plan (NDP). The details of the referendum held on 10<sup>th</sup> February 2022 were as follows.
- 1.2 The question asked at the referendum was:

*Do you want West Berkshire District Council to use the neighbourhood plan for Compton to help it decide planning applications in the neighbourhood area?*
- 1.3 588 voted 'Yes', 9 voted 'No', and 1 vote was spoiled. The turnout was 48.9% of electors.
- 1.4 As the result the Compton NDP is now an adopted policy document and carries full weight in decision making on planning applications.
- 1.5 After the application was deferred by WAPC the applicant submitted amended plans to retain the building which previously housed the Pickled Pig and the Piglets day nursery which is located by the cricket pitch. The amended plans have been subject to a 21 day consultation.
- 1.6 This addendum report focuses on the considerations of the adoption of the Compton NDP and the proposed amendments to the application, and should be read in conjunction with the WAPC report from 12 January 2022.
- 1.7 The 12 January report included consideration and assessment of the Compton NDP policies which at that time carried considerable weight. However, to assist Committee this addendum provides a more detailed assessment by officers of those policies.

### 2. Consultation Responses to Amendment

- 2.1 The table below summarises the consultation responses received to the amendment to retain the building previously known as the Pickled Pig and Piglets day nursery. The full



responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<b>Compton Parish Council:</b>	Objection. Matters raised: failure to comply with the adopted Compton NDP with regard to density; 160 dwellings in excess of capacity of the site; NPPF does not permit 'major development' in the AONB; serious concerns over degrading village infrastructure and insufficient comprehensive management and mitigation plans; concerns on contamination not addressed regarding which bodies have sign off and who held accountable for safety of community; appreciate retention of additional building but lack detail regarding hand-over.
<b>Hampstead Norreys Parish Council (adjacent):</b>	None received.
<b>East Ilsley Parish Council (adjacent):</b>	None received.
<b>Ashampstead Parish Council (adjacent):</b>	None received.
<b>Highways England:</b>	No objection.
<b>Highway Authority (WBC):</b>	None received.
<b>West Berkshire SPOKES:</b>	None received.
<b>Thames Valley Police:</b>	None received.
<b>Royal Berkshire Fire &amp; Rescue Service:</b>	No objection. Comment that access for fire-fighting and any structural fire precautions and all means of escape must comply with Building Regulations.
<b>Thames Water:</b>	No objection subject to conditions and informatives
<b>Ministry of Defence:</b>	No objection.
<b>Natural England:</b>	No objection.

<b>Environment Agency:</b>	None received.
<b>Local Lead Flood Authority (WBC):</b>	None received.
<b>Campaign to Protect Rural England, Berkshire:</b>	None received.
<b>Archaeology (WBC):</b>	None received.
<b>Conservation (WBC):</b>	None received.
<b>Landscape Consultant (external):</b>	None received.
<b>Environmental Health (WBC):</b>	None received.
<b>Public Rights of Way (WBC):</b>	None received.
<b>Tree Officer (WBC):</b>	None received.
<b>Ecology (WBC):</b>	None received.
<b>Education Service (WBC):</b>	None received.

***Public representations on Amendment to retain additional building***

2.2 6 objections received on amendment consultation. Matters raised:

- Inadequate waste disposal; Thames Water sewerage regularly overloaded and poses an environmental hazard.
- Pleased building to be retained.
- Narrow road through East Ilsley – construction traffic should be routed south of Compton, via Hermitage to the A34 at Chieveley, and traffic impact from the additional cars from the development.
- Village schools already full, the development should include a school building.
- 160 news houses not acceptable.

- Insufficient existing infrastructure for the village.
- Existing flooding issues will increase.
- Increased traffic during and after construction to and from the village unacceptable.
- Additional foot traffic from reopening footpath through site on pedestrian safety of children along Hockham Road. A further footpath to the south of Hockham Road would be safer.
- The case for volume of housing not demonstrated and will harm the character of the village.
- Concern contamination investigations not sufficiently detailed with regard to precise locations, risk to residents, and that reuse of soil and recycling of hardstanding within the development is proposed subject to chemical and radiological testing.

### 3. Planning Policy – Compton NDP

3.1 Where the Compton NDP has been adopted the following policies are relevant to the consideration of this application, in addition to the other development plan policies outlined in the original report.

- Policies C2, C3, C4, C5, C6, C7, C8, C9, C11, C13, C15, C16, C17, C18, C19, C20, and C22 of the Compton NDP.

### 4. Appraisal of Compton NDP and Proposed Amendment

#### *Principle of development*

- 4.1 Where the Compton NDP has been adopted it carries full weight along with the other adopted planning policies of the Council. As outlined the Committee report of 12<sup>th</sup> January 2022 the site is allocated for approximately 140 dwellings by policy HSA23 of the Housing and Site Allocations Development Plan Document (HSA DPD).
- 4.2 The proposal is for 160 dwellings which is 20 more than the approximate allocation, and is around 15% greater than 140. All of the dwellings are proposed within the developable area identified in policy HSA23.
- 4.3 The first sentence of Policy C2: Development Strategy for the Pirbright Site Allocation HSA DPD Policy HSA23 states that,
- “The redevelopment of the Institute for a residential-led mixed-use scheme will be supported in accordance with HSA DPD Policy HSA23 provided that the quantum of residential development remains for approximately 140 dwellings in Areas B and C, with no development in Area A....”*
- 4.4 The second part of Policy C2 requires assessments of need and impact upon the local economy, cost and scope of development outside the designated area, and any

detrimental effects on various matters if any greater number of dwellings is proposed to demonstrate it will conserve and enhance the landscape and scenic beauty of the AONB. Where the allocation is for approximately 140 dwellings the policy does not state the threshold at which a greater number of dwellings would require these assessments.

- 4.5 The supporting justification text outlines that the term approximately is not defined and 140 houses would be a 22% increase in houses in Compton. It refers to a 2018 NDP Survey question where 191 of 414 returns stated 1-25 homes could be sustainably built in Compton parish over the next 15 years in addition to the 140 of the allocation.
- 4.6 The supporting justification text also outlines how the developable area of policy HSA23 has been informed by the adopted Supplementary Planning Document for the site which was influenced by the location within the AONB and impact on landscape.
- 4.7 The application for up to 160 dwellings is 20 dwellings or between 14-15% more than 140. All of the houses are proposed within the identified developable area of the allocation policy HSA23. It is within the 1-25 additional houses identified by the majority of respondents to the 2018 Compton Parish NDP survey beyond the approximate allocation of 140. As such, and where approximate is not defined by the policy, 160 dwellings is considered acceptable under policy C2, and under the allocating policy HSA23.

### ***Employment***

- 4.8 The WAPC report of 12 January set out that where the proposal does not include an enterprise hub it is contrary to policy C11 of the Compton NDP. The application included a Commercial Market Report that concluded there was not robust demand to justify speculative employment development as part of the application. Officers considered that in light of this and where a fifth of the developable site area would be retained and set aside for employment use it was sufficient for a site within a service village in the AONB.
- 4.9 As a result of the proposed amendment to retain the building by the cricket pitch there are now two retained buildings proposed for community use. The recommended condition to restrict the use could be relaxed to include employment uses that could provide for an enterprise hub within these buildings. Policy C11 has a preference for the re-use of existing buildings for this purpose.

### ***Community Uses***

- 4.10 Policy C12 of the Compton NDP states that the loss of existing community facilities will be resisted. Policy C13 of the Compton NDP applies to proposals to replace the Piglets day nursery and Pickled Pig building on the application site with a newer purpose built facility.
- 4.11 The building is not an existing community facility, nor did the original proposal or the current amendment propose to replace the building with a newer facility. As such policies C12 and C13 are not relevant to the amendment proposing for it to be retained. However, the supporting text to policy C13 considers what was the Piglets day nursery to be suitable for the needs of the Compton pre-school, and the Pickled Pig to be suitable

for flexible business space. As outlined in the section above the recommended condition to restrict the use of the community use buildings to be retained could be relaxed to include these uses.

- 4.12 The proposed amendment is to retain the building for community use. It has a floor space of 427m<sup>2</sup> and is in addition to the gatehouse building also for community use. It is proposed to secure a mechanism for it to be offered for sale and transfer to another party in a Section 106. For example a cascade mechanism where it is offered for sale to the local community, local businesses, the NHS as a medical facility for fixed time periods.
- 4.13 If at the end of that period no party has been found to take on the building it would revert to being redeveloped as part of the site redevelopment for housing. The building would be offered for sale as it is. Any change of use of the building or building works would require separate planning permission to be undertaken by the party who takes it on.

### ***Landscape character***

- 4.14 One of the illustrative masterplans submitted for the amendment to retain the additional building by the cricket pitch shows how 160 dwellings could be provided on site. It would still be within the developable area identified in the allocation policy HSA23.
- 4.15 The landscape consultant for the Council has not commented specifically on the amended illustrative masterplan. They previously considered up to 160 dwellings the maximum for the site area including the area where the building is now to be retained. They suggest that where 3 houses were previously proposed in that location that the number of dwellings be reduced to up to 157 as the site area has reduced. Where they have not identified any particular landscape harm from the proposed illustrative masterplan officers consider that this would be a consideration at reserved matters. Furthermore, if a party to take on the building is not found it would be redeveloped as part of the outline for up to 160 dwellings. The conditions recommended previously on height of dwellings, details of play areas, grading of land, and a design code are considered as applicable to the amended proposal.
- 4.16 Policy C9 of the Compton NDP outlines that redevelopment of the site be informed by a masterplan which has been subject to public consultation. As outlined in the 12 January WAPC report this has been undertaken as part of the planning application. The policy requires this be followed by a design code to be a condition of permission and should be in consultation with the community. Where a condition is proposed for the design code this policy would be complied with.

### ***Affordable Housing***

- 4.17 Policy C5 of the Compton NDP relates to affordable homes – that there will be priority for those with a local connection and that the size, mix and tenure take into account the recommendations of the CCB report on Housing Need Compton. The applicant has confirmed acceptance of an obligation for a local lettings policy with the drafting in the planning obligation to ensure it does not affect a registered provider's ability to secure their grant funding.

- 4.18 As set out in the 12 January WAPC report the housing size and mix will be a reserved matter including for affordable housing; it is not a matter for consideration with this outline permission. However, to assist the Committee the CCB report referred to in policy C5 is from 2016 and identified 18 households in Compton with affordable housing need as follows:

	Affordable Rent	Shared Ownership
1 bedroom	6 units	5 units
2 bedroom	3 units	1 unit
3 bedroom	2 units	1 unit
Totals	11	7

- 4.19 Since the last WAPC meeting the Council's Housing Development and Enabling Officer has provided an update on the current Housing Register for affordable rent where people have expressed an interest in living in Compton. Interest can be expressed in as many areas as people wish so the numbers do not represent individual households. The details from the Housing Register for affordable rent interest in Compton are:

Compton	Affordable Rent
1 bedroom	20
2 bedroom	22
3 bedroom	22
4 bedroom	6
5 bedroom	2

- 4.20 With regards to shared ownership feedback from registered providers is that 1 bedroom units are more difficult to gain interest in. Sales in 2018-2019 from Help to Buy are:

	%	Total
1 bedroom	24%	268
2 bedroom	54%	587
3 bedroom	21%	231
4 or more	1%	8
Total		1094

- 4.21 The number of affordable units required and a local lettings scheme would be secured with an outline permission by a planning obligation. That would set the parameters and expectations for the reserved matters, such as the split between affordable rent and shared ownership. Whilst the indicative housing mix does not show any one bedroom units it is clear that at reserved matters there will be a requirement for them to be incorporated in order to comply with both the Core Strategy policy and Compton NDP policy on affordable housing.
- 4.22 The preference of officers would be to take the latest available information from the Housing Register and other sources including the CCB report to inform consideration of the affordable housing mix at reserved matters. As can be seen from the basic data above there appears to have been a change since 2016 in unit size need.

### ***Housing Mix***

- 4.23 Policy C6 of the Compton NDP relates to the hostel complex of buildings – that it should be retained and refurbished to delivery one and two bedroom homes unless viability and deliverability would be threatened.
- 4.24 As outlined in the 12 January WAPC report, it is not proposed to retain the hostel complex. This is contrary to policy C6 and will have a negative weight in the planning balance. However, the redevelopment of the site will need to comply with the other local development plan policies to provide a suitable housing mix including one and two bedroom homes at reserved matters. Therefore officers consider that the aims of this policy for one and two bedroom homes can be achieved.
- 4.25 Policy C7 of the Compton NDP states it relates to density, but the detail of the policy wording primarily relates to housing mix. It discusses the majority of market homes will be three to five bedroom, with single storey homes built to building regulations standards for accessible and adaptable.
- 4.26 The indicative housing mix shows 25% 2 bed, 40% 3 bed, 25% 4 bed and 10% 5 bed. Whilst this covers all types of housing and not just market housing the indicative mix shows that it is feasible to provide a majority of three to five bedroom properties within the parameter plans.
- 4.27 There is already a requirement for a proportion of dwellings to be restricted in height to single storey. The applicant has also accepted a planning obligation that 15% of dwellings will achieve the building regulations standards for accessible and adaptable. Overall the proposal is considered to comply with Policy C7.

### ***Sustainable construction and energy efficiency***

- 4.28 These matters were set out in the 12 January WAPC report, but are repeated with regard to the assessment against the Compton NDP policies.
- 4.29 Policy C3 of the Compton NDP requires all new residential development to achieve at least 19% improvement on the carbon emission target of Building Regulations (Part L), as well as other measures with regard to materials, insulation and passive solar gain. The applicant has agreed to the 19% improvement which can be secured by planning obligation and it's therefore considered this policy is complied with.
- 4.30 Policy C9 of the Compton NDP requires a design code in consultation with the local community as a condition of outline permission, with the design to use the 'Building for a Healthy Life' assessment framework and identify opportunities to draw its energy supply from decentralised, renewable or low carbon supply systems. The applicant submitted a Design Guide which includes Building for a Healthy Life considerations for the site as well as anticipating the Future Homes Standard. As outlined in the section above landscape character a condition is recommended for a new/ revised design code as a condition and it is therefore considered this policy is complied with.
- 4.31 Policy C4 of the Compton NDP encourages incorporation of infrastructure for a local district heating network either by connection to an existing on or delivering it onsite

unless it's demonstrated not to be viable. This is not proposed. The policy is worded in a way that it encourages rather than requires. The applicant considers that the relatively modest scale and low density of the development is such that it would not be possible for the development to provide a local district heating network.

### ***Green infrastructure***

- 4.32 Policy C15 of the Compton NDP supports the creation of new footpaths at new development sites which increase connectivity through the village. Policy C16 includes the cricket ground as a local green space on which new development would not be permitted. Policy C19 of the Compton NDP supports proposals that improve and extend existing footpath and cycle path networks.
- 4.33 As set out in the 12 January WAPC report the proposal would retain the cricket pitch as part of the green infrastructure of the site, in accordance with policy C16. It would include footpaths around the proposed residential areas on site, along the green street through the centre of Area C and reinstate the east/west footpath through the site from Churn Road to Hockham Road between residential areas B and C. It would also have a footpath through Area A to the north onto Hockham Road and joining the public rights of way to the north and south from here. There will be areas of green space accessible to residents within Area C and Area A, although some will be less accessible in the interests of creating a diverse habitat for biodiversity on site. The proposal is considered to accord with policies C15 and C19.

### ***Biodiversity***

- 4.34 Policy C17 of the Compton NDP also requires measurable net gains for biodiversity and for development to be landscape led with regard to ecology.
- 4.35 The 12 January WAPC report outlined that there will be a loss of existing habitat which will then be reinstated and enhanced. There will be impacts on protected species on site requiring mitigation measures by the proposed development. Overall the mitigation and enhancement measures would provide a site wide net gain in biodiversity far exceeding 10%. As such the proposal complies with policy C17.

### ***Trees***

- 4.36 Policy C17 also requires opportunities to be taken to incorporate trees in development, secure measures for their maintenance and retention of existing trees.
- 4.37 The 12 January WAPC report outlined that all category A and B trees are proposed to be retained within the development. Full details of landscaping including management, tree protection measures and impact assessment detailing any special construction or monitoring requirements would be required to be secured by conditions for the area of the site subject of the full application. For the outline application the landscaping would be part of the reserved matters for the remainder of the site. The proposal is considered to comply with policy C17.



### **Sustainable Drainage**

- 4.38 Policy C18 of the Compton NDP seeks to manage the risk of surface water flooding. It states that new development must manage flood risk and incorporate SUDS measures as an integral part of the green infrastructure and street network to reduce surface water run-off in line with Core Strategy policy CS16. The SUDS must be designed as positive features and mitigate adverse effects on people, property and ecological value.
- 4.39 The 12 January WAPC report set out that the Environment Agency require a condition that the development be carried out in accordance with the flood risk assessment including that finished floor levels are set no lower than 101.6 metres above AOD and no raising of existing ground levels on site, as well as a condition for no infiltration SUDS measures. Parts of the site to the south are within flood zones 2 and 3 and no built development is proposed in these areas. The submitted flood risk assessment demonstrates that it is feasible for surface water and flood risk to be managed in a way that policy C18 can be complied with, subject to conditions on drainage measures.

### **Sustainable Transport**

- 4.40 Policy C10 requires all new dwellings to have an electric vehicle charging point. This is recommended by condition.
- 4.41 Policy C22 requires new development to meet the development plan policies for parking standards. This is partly covered by recommended condition and also as part of layout considerations at reserved matters.

### **Land Contamination**

- 4.42 At 12 January WAPC meeting the issues of the land contamination on site were raised. To assist Committee officers outline the national planning practice guidance on land contamination, states:

*To ensure a site is suitable for its new use and to prevent unacceptable risk from pollution, the implications of contamination for development should be considered through the planning process to the extent that it is not addressed by other regimes. The latter include:*

- *The system for identifying and remediating statutorily defined contaminated land under Part 2A of the Environmental Protection Act 1990, which provides a risk based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment. The government has published statutory guidance on Part 2A which focuses on addressing contaminated land that meets the legal definition and cannot be dealt with via any other means, including planning.*
- *Building Regulations, which require that reasonable precautions are taken to avoid risks to health and safety caused by contaminants in ground to be covered by buildings and associated ground.*

- *Environmental Permitting Regulations, under which an Environmental Permit from the Environment Agency is normally required to cover the treatment and/or redeposit of contaminated soils if the soils are 'waste'.*

*Paragraph: 002 Reference ID: 33-002-20190722*

- 4.43 With regard to outline applications the national planning practice guidance states that among other matters considerations include: that the contaminated condition of the site is understood; the proposed development is appropriate as a means of remediation; and there is sufficient information to be confident it will be able to grant permission in full at a later stage bearing in mind the need for the necessary remediation to be viable and practicable.
- 4.44 The National Planning Policy Framework paragraph 184 states responsibility for securing a safe development rests with the developer and/or landowner.
- 4.45 The 12 January WAPC report outlined that the Council's Environmental Health and the Environment Agency have been consulted on the application. Neither raised objections to the proposal and both recommended planning condition. The recommended condition is in line with the national planning practice guidance and include site characterisation, submission of remediation scheme, implementation of remediation scheme, and monitoring and maintenance.
- 4.46 The applicant has as permit with the Environment Agency with regards to certain types of land contamination on site. Those types of land contamination will require a separate permit from the Environment Agency for their treatment.
- 4.47 Furthermore, the Council has allocated the land for housing. Part of the process of allocating the land included considerations of land contamination, including the viability of remediation. The Council considered and it was accepted by the examining inspector that the contamination on site was capable of being remediated and would enable the site to be redeveloped for mixed use including for housing. The technical consultees have not raised an objection to the details submitted with the application and consider the contamination that relates to planning considerations can be managed by the recommended condition. Matters beyond planning such as the permits, building regulations and other legislation would be dealt with by other parties. The details submitted to discharge the recommended condition would also require consultation with the Environment Agency and Environmental Health. Overall officers are satisfied with the proposal with regard to land contamination as outlined in the 12 January WAPC report.

## **5. Planning Balance and Conclusion**

- 5.1 This section is a complete assessment taking account of all policies in the development plan, not just the Compton NDP. It updates the entire section of the 12 January WAPC report.
- 5.2 The weight has been adjusted for the amendment to retain the Piglets day nursery and Pickled Pig building, as well as the partial conflict with three of the Compton NDP policies

now they have full weight. The proposal complies with the other 14 relevant policies of the Compton NDP.

5.3 Attributing weight is a matter for the decision maker. Officers have reviewed the weight usually attributed to the matters listed, and have taken into consideration the weight generally given in reaching decisions on major housing schemes in the District. The following matters are considered to be the benefits of the proposal.

- a) The proposed development would provide 160 houses, including policy compliant 30% affordable, as well as 15% of houses built to additional building regulations standards for access and adaptability. This attracts significant weight by contributing to the supply of housing in accordance with policies ADPP1, ADPP5, CS1, C1 and HSA23.
- b) Moderate weight is given to the economic benefits during construction from employment and from future residents to the local economy.
- c) The proposed public open space and green space exceeds that required by policy. It also provides for their management for residents. This attracts moderate weight as an additional formal and informal public green space in the area – particularly where the cricket pitch has been designated by the Compton NDP.
- d) The development includes measures to combat climate change with reductions in emissions under enhanced building regulations. A condition to achieve policy CS15 with regard to onsite renewable energy generation would comply with policy. This attracts modest weight where the development is considered capable of meeting the policy expectation.
- e) Minor weight is given to the landscape impacts of the proposal. It would conserve the AONB and create a landscape buffer to the north that would better relate to the countryside beyond and the height of the development would be limited to reflect that locally. However, whilst the number of dwellings is considered capable of being accommodated further work is required on the design code and the illustrative layout.
- f) The reinstatement of a former public right of way across the site and additional footpaths that link the site to the surrounding rights of way network attract minor weight where the proposal will increase connectivity.
- g) Minor weight is given to net benefits in biodiversity. Whilst there will be some loss of habitat and impact on protected species which can be mitigated and the long term management of the site would maintain it. The proposal has demonstrated the required net gain is achievable.
- h) Minor weight is given to the remediation of the land contamination on site. It is required as mitigation in order to provide a safe site for new housing, but nevertheless provides a long term benefit from its removal.

- i) Minor weight is also given to the employment proposal on site. Whilst the site area would be a fifth of the area being developed it does not provide any new employment building as part of the redevelopment.
- j) Minor weight is given to the retained buildings for community use. They would provide on-site facilities for future residents which is an expectation of major housing development.

5.4 The following matters are considered to be the adverse impacts weighing against the proposal.

- a) Whilst the impact on the local highway network is acceptable the demolition and construction period is likely to be longer than other similar scale housing development due to the extent of demolition and land contamination remediation works required. This will have a longer than normally expected impact on the amenity of residents which is afforded minor adverse weight.
- b) It has been demonstrated that managing surface water on site is feasible and the flood risks from the development can be mitigated. However, there are constraints on discharge rates and infiltration methods are unsuitable due to the land contamination risk.
- c) Minor adverse weight is given to the partial conflict with the Compton NDP policies on no district heating system, enterprise hub, and no retention of the hostel complex. However, other measures for onsite renewables would be secured, small business use is possible within the retained buildings, and the aim of the policy to provide one and two bedroom units within the hostel can be achieved through the wider redevelopment of the site.

5.5 The local development plan is considered up to date and as such the tilted balance of paragraph 11d of the National Planning Policy Framework is not considered to be engaged. Having taken into account all of the relevant policy considerations and other material considerations referred to above, overall the development is considered to comply with the development plan. Furthermore, it is considered that the benefits of the proposal are greater in number and weight such that they outweigh the adverse impacts. The recommendation is therefore that the application be approved subject to the conditions identified and subject to a planning obligation.

## **6. Full Recommendation**

6.1 PROVIDED THAT a Section 106 Agreement has been completed by 31 May 2022 (or such longer period that may be authorised by the Service Director – Development & Regulation, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Service Director – Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

6.2 OR, if a Section 106 Agreement is not completed within the above timescale, to REFUSE PLANNING PERMISSION for the reasons listed below.

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/01336/OUTMAJ Compton	18 <sup>th</sup> September 2020 <sup>1</sup>	<p>Hybrid application: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.</p> <p>Institute for Animal Health, High Street, Compton.</p> <p>Homes England.</p>
<p><sup>1</sup> Extension of time agreed with applicant until 30<sup>th</sup> January 2022.</p>			

The application can be viewed on the Council's website at the following link:  
<https://publicaccess.westberks.gov.uk/online-applications/20/01336/OUTMAJ>

**Recommendation Summary:** To DELEGATE to the Service Director – Development & Regulation to GRANT planning permission subject to conditions and the completion of a S106 legal agreement.

**Ward Members:** Councillor Carolyne Culver

**Reason for Committee Determination:** More than 10 letters of objection  
Development Control Manager

**Committee Site Visit:** 9<sup>th</sup> December 2021

## Contact Officer Details

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## 1. Introduction

- 1.1 The site was previously used by the Institute of Animal Health. At present only the Gatehouse building and Intervet are occupied and in use, the remaining buildings are vacant.
- 1.2 This is a hybrid application, meaning that part of the development is applied for in full, and part in outline with detailed matters reserved for later consideration. The application seeks full planning permission for the demolition of the existing buildings, structures and hardstanding (except the two in current use), as well as earthworks, remediation, utility works associated with addressing the land contamination on site. The full application also seeks change of use of land for the creation of public open space and wildlife area.
- 1.3 The outline part of the application is for up to 160 houses and associated works. The outline application is not seeking approval for layout, scale, appearance and landscaping; these are all reserved matters. The outline application is seeking detailed approval for access only; that is the vehicle access from the High Street to serve the proposed residential area, and the existing two accesses off Churn Road to the west to the existing and proposed employment area.
- 1.4 The proposal was amended twice during consideration of the application. The land use parameter plan included the land to the north of the site to be built upon, no additional employment area other than that in existing use, and was for up to 250 dwellings. An amendment to 185 dwellings removed housing from the north of the site and reduced the housing area to the centre of the site to instead include an additional area of future employment land. The final amendments reduced the dwellings to 160.
- 1.5 The setting and constraints of the site are as follows:
  - The site is allocated, HSA23 for approximately 140 dwellings.
  - The northernmost part of the site is outside the settlement boundary of Compton and in the open countryside.
  - A conservation area is along part of the boundary to the east of the site.
  - It is within the North Wessex Downs Area of Outstanding Natural Beauty.
  - The southern edge of the site is in flood zones 2 and 3.
  - The site is in an area of archaeological interest.
  - There is a public right of way around the boundary to the north of site and other public rights of way to the east and west of the site.

- There are tree preservation orders on site towards the south and just beyond the site boundary to the south of the site.
- 1.6 A number of parameter plans have been submitted which if permission were granted would need to be complied with including reserved matters stage for the outline application. These are:
- Land use plan
    - residential development only within the B1, C1-C4 parcels shown on the plan which are to the east of the existing Intervet building and to the south of the site, but not below or into the existing cricket ground.
    - There is a no-build zone to the south east which is in flood zone 2 and 3.
    - An area immediately south of Intervet which is reserve for future employment use.
    - The remainder of the site would be retained as existing landscaping and open space. The northern part of the site would have additional landscaping works but would not be built on.
  - Green infrastructure plan
    - The area between the C1-C4 residential parcels would be a central green street – ie not hardstanding or parking.
    - Category A and B trees would be retained.
    - Cricket pitch would be retained.
    - Green buffer planting between the Intervet and proposed employment land and the B1 residential parcel.
    - The northern part to be landscaped to provide additional wildlife habitat.
    - The remaining land outside the built areas to include public open space.
  - Movement plan
    - Primary access would be that existing off High Street into the proposed residential areas.
    - Two existing accesses off Churn Road towards the north of the site for the existing and proposed employment land.
    - Proposed footpaths through the central green street, around the perimeter of the C1-C4 residential parcels of land and to the eastern side of the B1 residential parcel of land.
    - Footpath extending north of the B1 parcel of land through the eastern side of the wildlife area joining Hockahm Road and the existing public rights of way.
    - A footpath across the site between B1 and C1-C4 parcels of land from Churn Road to Hockham Road. This would connect with existing public rights of way.
- 1.7 The demolition would be in 5 phases as set out in the demolition plan. Each phase would entail the demolition of between 4-15 buildings/structures, with the exception of the final phase which would be 26 buildings/structures (some in this phase have very small footprints, although it also includes the largest structure).
- 1.8 Planning History

1.9 The table below outlines the relevant planning history of the application site.

<b>Application</b>	<b>Proposal</b>	<b>Decision / Date</b>
00/01207/FUL	Extension to existing mess area and additional storage area for existing S.P.F building	Approved 2001
01/00566/FUL	Disposal of spoil from sheep shed development (Retrospective)	Approved 2002
01/01513/FUL	The installation of a free standing water break tank to increase water storage capacity. Tank to be sited at first floor level supported by structural steel and foundations	Approved 2001
02/00379/FUL	New replacement of existing boundary fencing to provide additional security to research premises and staff (phase II)	Approved 2002
02/01967/FUL	A single storey extension to the existing HSU at Compton for experimentation for improved animal health	Approved 2002
03/02216/FUL	The erection of a new steel-framed agricultural building for the loose housing of cattle on straw-bedded areas, with access to pasture	Approved 2003
07/0105/FUL	Erection of profiled metal storage shed and re-siting of 2 mobile storage units from near building C092 (to be sited adjacent to building C067)	Approved 2007
08/00827/AGRIC	Three animal feed bins.	Prior approval not required 2008
08/01260/FUL	Proposed cabin	Approved 2008
08/02073/FUL	Profiled steel enclosure to bunded (existing) oil storage tanks adjacent to boiler house	Approved 2009
09/00085/FUL	The erection of two single storey extensions one for a plant room for air handling equipment and changing rooms and a single storey plant room for a boiler house and heat transference equipment. In addition there are minor ancillary accommodation works including new retaining	Approved 2009



	wall, concrete hard standing for standby generator which also involves the removal of an existing chamber.	
09/02080/FUL	Installation of a nitrate reduction plant to the pump house and a storage tank both set on top of concrete hard standing	Approval 2010
15/03052/FUL	Installation of a new HV transformer including ancillary plant and secure enclosure fence	Approved 2016
96/48260/ADD	Hostel accommodation comprising - 4 No. 2 Bed 4 person houses, 1 No. 1 Bed 2 person houses, 8 No. 1 Bed 2 person flats, 35 No. 1 person bedsits. Total units 48. Laundry room, Creche and functions Buildings.	Approved 1996
20/01161/FUL	To install a Portakabin to be used as offices for a temporary period of 104 weeks	Approved 2000
00/57420/FUL	New replacement or recladding of existing boundary fencing to provide additional security to research premises and staff	Approved 2000
00/56799/OUT	Residential	Withdrawn 2000
98/54038/FUL	Additional fuel oil tank platform above existing tanks	Approved 1999
98/53863/FUL	Erection of modular building forming new biological support unit (acdp - ac level 3 facility)	Approved 1998
98/52558/FUL	Extension to existing paracox facility. formation of car park and link bridge. relocation of generator-propane tank(s) and formation of bin/chemical stores	Approved 1998
97/50003/FUL	Two agricultural sheep rearing buildings	Approved 1997
96/49582/FUL	Construction/extension of existing single storey canopy over new temporary office unit and single emergency shower (retrospective)	Approved 1996
96/49548/FUL	Extension of existing incinerator chimney with a 1.6m long silencer (retrospective)	Approved 1996

96/49432/FUL	Staff restaurant.	Approved 1996
96/49021/FUL	Construction of new laboratory building for basic scientific research into vaccines- also external landscaping- mechanical plant compound- delivery and maintenance road access.	Approved 1996
96/48527/FUL	Modular building forming new biological support unit (acdp - ac level 3 facility).	Approved 1996
96/48160/FUL	Construction of new portal framed building to house two new incinerators and a fumigation room.	Approved 1996
96/48001/FUL	Sheep rearing buildings	Approved 1996
95/47768/FUL	Construction of new portal framed building to house two new incinerators and fumigation room.	Approved 1996
95/47570/REM	Hotel accommodation comprising 4 no 1 bed 4 person houses 1 no 1 bed 2 person house 8 no 1 bed 2 person flats 35 no 1 person bedsits (total units 48 no) plus laundry room creche and functions building.	Withdrawn 1995
94/45810/FUL	Extension of existing and construction of a new incinerator house- replacement of two chimneys.	Approved 1995
93/43969/ADD	Hostel accommodation comprising 4 no. 2 bed 4 person houses. 10 no. 1 bed 2 person flats- 35 no. 1 person bedsits and 1 no. laundry room- creche facility and clubroom/cricket pavilion.	Approved 1996
93/43543/ADD	Stainless steel letters projecting sign. both illuminated	Approved 1993
92/40704/ADD	New gas store to paracox facility	Approved 1992
91/39115/ADD	Relaxation of condition no 7 of planning permission 136221	Approved 1991
90/38549/ADD	Reroofing and refurbishment of buildings a b and c provision of new plant room between building b & c laboratory and animal rearing etc	Approved 1991

90/38454/ADD	Two new electrical substations and extension to existing substation	Approved 1992
90/38453/ADD	Additional boiler flue to existing boiler house	Approved 1991
90/37288/ADD	Two laboratory blocks	Approved 1992
89/36221/ADD	Experimental animal house poultry unit and treatment plant	Approved 1990
89/36145/ADD	2 laboratories	Cannot determine
89/35566/ADD	Change of use and alterations to library and student accommodation	Approved 1989
89/33811/ADD	Hoarding v shaped 2 posters 5 ft x 10 ft	Refused 1989
84/23040/ADD	To widen gateway approximately 5 metres to allow easier access	Approved 1985
81/16118/ADD	Erection of new animal rearing accommodation	Approved 1981
80/14301/ADD	New research building on site of existing animal houses which are to be demolished	Approved 1979
79/11766/ADD	Non illuminated projecting sign	Approved 1978
78/07912/ADD	Replace and resite existing petrol installation with a view to installation which will comply with present day safety regulations	Approved 1978
77/07500/ADD	The modification of an existing farm building to re house existing bank branch office	Approved 1977
77/06498/ADD	Remove existing decaying roofs and replace with new on the isolation compound animal holding buildings	Approved 1977
77/05833/ADD	Replacement of chimney and boilers to central boiler house	Approved 1997
77/05782/ADD	To resite representation into a caravan owned by the institute of banking purposes	Refused 1977

## 2. Procedural Matters

- 2.1 The proposal has been subject to screening and scoping under the Environmental Impact Assessments (EIA) Regulations. As EIA development the application included the submission of an Environment Statement (ES). In accordance with the EIA Regulations the ES has been submitted to the Secretary of State and a response confirming they wish to make no comments on its contents has been received.
- 2.2 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations the proposal would be liable for CIL for the residential development. The liability would be calculated at reserved matter stage as it is based on floor space created.
- 2.3 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) sets out the requirements for the publicity of planning applications.

Site notices were displayed by access points into the site on 8 July 2020 to expire on 29 July 2020. A further consultation on amended plans and additional information including site notices took place on 22 July 2021 until 12 August 2021, and a final consultation took place between 18 November 2021 and 2 December 2021. The Authority has therefore discharged their duty to publicise applications in accordance with the DMPO.

- 2.4 The Planning Casework Unit has contacted the Local Planning Authority in regard to a request for the Secretary of State to call in the application for determination in the event that the Committee's resolution is to approve. Therefore in the event of a resolution to grant permission officers will refer this matter to the Planning Casework Unit for confirmation as to whether the Secretary of State wishes to call in the decision.

## 3. Consultation

### *Statutory and non-statutory consultation*

- 3.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<b>Compton Parish Council:</b>	Objection.  <u>Comments on 160 houses include:</u> It remains that the proposal considerably departs from allocation policy HSA23 and the local framework and emerging Compton Neighbourhood Development Plan. It's major development in the AONB and there are no exceptional circumstances that demonstrate it's in
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	<p>the public interest to override the failure to conserve and enhance the AONB.</p> <p>It's a material increase above the allocation of 140. Without sight of the viability assessment to underpin the application proposal the reduction in number of dwellings appears somewhat arbitrary.</p> <p>The growth to the service village is unbalanced and doesn't respond to the character and function of the village as required by HSA23. No consideration to single storey and accessible housing as part of the masterplan for an appropriate mix of dwelling types. The proposal does not establish a framework for the delivery of employment land and floorspace to offset the loss of the employment site and create a mix of uses on site.</p> <p>There's insufficient evidence to demonstrate the hostel cannot be retained and refurbished to accord with HSA23 and the Compton NDP policy C6. The demolition of the nursery buildings result in the loss of valued community facilities identified as strong potential for accommodating community uses to meet identified need. The value of the cricket ground is diminished by the demolition of all ancillary facilities with no replacements.</p> <p>The application does not define the parameters to delivery affordable housing for those with a local connection. The design guide and design and access statement do not sufficiently define appropriate densities and heights across the site. Inadequate consideration of the pedestrian connectivity with the rest of Compton or promote pedestrian movement to the south side of the High Street. The illustrative drainage strategy is incompatible with the amount of development and conflicts with other proposals on site. The exclusion of public access from restored area A is contrary to the design principles of the site's SPD as an informal recreational resource. Insufficient details on the full application design, strategy, maintenance and management of public open space and wildlife areas.</p> <p>Failure to demonstrate how it will support transition to a low carbon future with no defined scheme for renewable and low carbon energy. The scale of development cannot be adequately accommodated by water supply and waste water. The demolition and construction phases should be subject to an hours of work condition and a detailed demolition and construction method statement. The design guide has not been subject to any public consultation.</p> <p><u>Previous comments on 250 houses include:</u> Major development in the AONB that would not conserve landscape beauty;</p>
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	<p>substantially above the allocation for 140 homes and extends into the area beyond the settlement boundary; unbalanced growth at a service village; inappropriate mix of housing; insufficient offset of loss of employment land; inadequate community facility provision; density; lack of connectivity for pedestrians; conflict between drainage strategy, illustrative master plan and green infrastructure plan; lack of information on low carbon development; issues of water supply and waste water; hours of work.</p>
<p><b>Hampstead Norreys Parish Council (adjacent):</b></p>	<p>Objection.</p> <p><u>Comments on 160 houses include:</u> Comments previously submitted are still valid despite the reduction in houses which is still greater than that of the allocation.</p> <p><u>Previous comments on 250 houses include:</u> significant impact on parish including the B4009 which is not fit for increased traffic and impact on pinch point on Cow Lane in East Ilsley and the junction on to the A34 at East Ilsley.</p>
<p><b>East Ilsley Parish Council (adjacent):</b></p>	<p>Objection.</p> <p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> 79% increase of housing above that allocated; fail to conserve landscape character; lack of community amenities; lack of smaller homes; inadequate water and waste water provision including for emergencies; density; lack of measures to tackle the climate emergency; radioactive and biological contamination and risks of further contamination with any danger to public health dealt with prior to planning; traffic through East Ilsley dangerous where there is a one way system and lack of pedestrian routes with buildings close to the road edge; risk of damage to listed buildings and buildings in a conservation area; racing stable access via pinch point at Cow Lane; access onto A34; pressure on school places and GP surgery; flooding.</p>
<p><b>Ashampstead Parish Council (adjacent):</b></p>	<p>Objection.</p> <p><u>Comments only received on amendments to 185 houses, including:</u> Concern regarding local traffic generated from Compton to Reading along Aldworth Road in Ashampstead which is effectively single track in places. The Councillors hope that this will be considered when determining the density of residential units permitted on the site.</p>

<p><b>Highways England:</b></p>	<p>No objection (to both 250 houses and 160 houses).</p> <p><u>Comments on 160 houses include:</u> We will be concerned with proposals that have the potential to impact on the safe and efficient operation of the strategic road network, in case of this proposal, the A34. Our recommendation remains the same as no objection.</p> <p><u>Previous comments on 250 houses include:</u> Requested junction modelling files for all strategic road network junctions (A34 East Ilsley junctions) assessed within the Transport Assessment where application is for 250 dwellings but allocated for approximately 140. Following receipt of this further information, justification and model adjustments and outputs were requested. In their final response no objections were raised.</p>
<p><b>Highway Authority (WBC):</b></p>	<p>No objection subject to conditions.</p> <p><u>Comments on 160 houses include:</u> Much of the site layout will not be approved until reserved matters. The illustrative site layout is acceptable but care will need to be taken ensuring pedestrian and cycle routes will be overlooked as much as possible.</p> <p><u>Previous comments on 250 houses include:</u> Amended plans requested to confirm sight lines can be achieved. Matters regarding access, traffic generation, traffic modelling and mitigation are considered acceptable. Site layout should be given greater consideration to avoid cul-de-sacs, internal roads be of an adoptable standard.</p>
<p><b>West Berkshire SPOKES:</b></p>	<p>Only one set of comments received on amendments that the proposal would be a large influx of housing and whilst no cycling infrastructure is in place all houses should have cycle storage on site and roads, pavements around the estate which are suitable and provision for traffic free cycling.</p>
<p><b>Thames Valley Police:</b></p>	<p><u>Comments on 250 houses include:</u> Comments on the layout for reserved matters: limited surveillance of cricket green and amenity space; suggest active rooms to overlook courtyard parking areas and located in harder to access areas with appropriate boundary treatments; vulnerable side and rear elevations to some dwellings; footpaths through the site could be excessively permeable making it difficult for residents to distinguish passers-by as local or not.</p> <p>No comments received on amendments to 160 houses.</p>

<b>Royal Berkshire Fire &amp; Rescue Service:</b>	<p>Condition advised.</p> <p><u>Comments on 160 houses include:</u> Fire service access and structural fire precautions and means of escape to comply with separate legislation. It's to be noted that the service operates vehicles exceeding the requirements so that structures on site such as bridges have the full vehicle carrying capacity.</p> <p><u>Previous comments on 250 houses include:</u> Objection regarding insufficient information for firefighting water supplies – suggested condition to overcome objection.</p>
<b>Thames Water:</b>	<p>Issues raised with regard to foul water and water capacity, with conditions recommended.</p> <p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> Upgrades to the waste water network are required beyond 20 dwellings capable of being accommodated on site; public sewers are in proximity to the development and require access for maintenance etc; off site upgrades to water infrastructure are required beyond 49 dwellings capable of being accommodated on site; no construction of the water main within 5m of the development; piling details to be agreed where there's a strategic water main within 15m of the development; no construction within 3m of water mains within the site; easements and wayleaves within the site which are not to be affected by the development.</p>
<b>Ministry of Defence:</b>	<p>No objection to original or amended proposal with regard to their safeguarding areas.</p>
<b>Natural England:</b>	<p>No objection to original or amended proposal with regard to potential significant impacts on the natural environment.</p>
<b>Environment Agency:</b>	<p>No objection subject to conditions.</p> <p><u>Comments on 160 houses include:</u> The applicant has now carried out detailed hydraulic modelling showing a reduced flood risk on site compared to previous assumptions. A pre-application methodology review was undertaken by the Environment Agency and are satisfied with the methodology proposed for use in the flood risk assessment and shows the proposed development to be outside the 1% annual exceedance probability (1 in 100) 70% extent. Objection is removed subject to conditions on the flood risk assessment, finished floor levels, no raising of ground levels.</p> <p>On groundwater quality and contaminated land: it's been identified that a number of former activities such as</p>



	<p>landfilling, hydrocarbon storage, animal disposal and incineration and research could have led to pollution of groundwater. The site also is covered in part within a source protection zone (SPZ) so groundwater in the Chalk aquifer is sensitive. Although this SPZ is related to former use of the site for potable supply, so if the licence is revoked this may not be an issue. Therefore it would be useful to know the long term proposals for this abstraction. We note it states further intrusive investigations are proposed in section 7 of the report. We would concur with this and recommend that groundwater quality is ascertained for the site. Conditions required for site investigation scheme, remediation strategy and verification plan, and a condition on verification on completion of remediation.</p> <p>With regard to drainage no infiltration sustainable drainage measures is to be conditioned due to the potential contamination due to the risk to controlled waters.</p> <p><u>Previous comments on 250 houses include:</u> Objection. Inadequate flood risk assessment with regard to precautionary design flood level, finished floor levels, impacts on flood plain storage.</p>
<p><b>Local Lead Flood Authority (WBC):</b></p>	<p>Objection.</p> <p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> Objection. Reduction in discharge rate requested; concern insufficient space with number of houses proposed available for sustainable drainage measures; amendments to drainage proposal sought.</p>
<p><b>Campaign to Protect Rural England, Berkshire:</b></p>	<p>Objection.</p> <p><u>Previous comments on 250 houses include:</u> urbanising impact, detrimental impact on local services and traffic. Viability and land contamination should be revisited.</p> <p>No comments received on proposal for 160 houses.</p>
<p><b>Archaeology (WBC):</b></p>	<p>No objection subject to conditions.</p> <p><u>Previous comments on 250 houses include:</u> There is some archaeological interest due to the later prehistoric features in the area. Though much of the site was developed in the 20<sup>th</sup> century there remains some potential outside the footprint of the existing buildings. The proposed residential redevelopment is likely to have an impact on any surviving archaeology.</p>

	<p>Therefore a programme of archaeological supervision is required by condition. The former Institute of Animal Health played an important part in the recent history of the village as well as being a national research centre established in the 1930s. A record of the physical layout should be collated and building recording is required by condition.</p> <p>No comments received on proposal for 160 houses.</p>
<b>Conservation (WBC):</b>	<p>No objection on both original 250 houses and 160 houses proposed.</p> <p>Comments include: this application is not considered to raise significant building conservation issues in terms of direct impact on designated heritage assets within or outside the site, or their settings. A small part of the application site in its south east corner impinges on the Compton Conservation Area, but in the outline proposals for this part of the site indicate an enhancement of its setting with area of open space.</p> <p>A comprehensive Archaeological and Built Heritage Statement has been submitted with the application, which includes an assessment of the buildings on the application site itself (all non-designated), the conclusions of which are noted and accepted.</p>
<b>Landscape Consultant (external):</b>	<p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> Proposals do not respond to local context with regard to height of dwellings, urbanising in impact out into open downland, high density within area allocated for housing, lack of buffer from development of site into area beyond housing allocation.</p>
<b>Environmental Health (WBC):</b>	<p>No objection subject to conditions.</p> <p><u>Previous comments on 250 houses:</u> I support this application as it will deal with a legacy of contaminated land present at this site. Although a comprehensive contaminated land investigation has been undertaken a number of areas across the site have not been investigated due to the presence of buildings on site that were not accessible to allow investigation beneath them. Therefore further site investigations and risk assessment are required following the removal of buildings on site to confirm the potential ground and contaminative risks at the site and any further remediation.</p>

	<p>Due to the extensive construction required a construction management plan will be needed. Hours of work condition is recommended in order to control potential noise from the site.</p> <p>As the proposal also includes B1 permission a noise impact assessment is required in order to protect the proposed residential properties on site. No comments received on amendments to 160 houses.</p>
<b>Public Rights of Way (WBC):</b>	<p>No objection subject to conditions and planning obligation.</p> <p><u>Previous comments on 250 houses include:</u> It's noted that 'Green Infrastructure' is proposed within the site, and the 'restoration of an old footpath'. Details required of the proposed legal statuses, and mechanisms for the future maintenance of the proposed new green infrastructure.</p> <p>A large increase in local population would result in increased demand for use of the network of rights of way in the local and wider area, including The Ridgeway National Trail. This is ample justification for S.106 and CIL allocations towards improvement to this network.</p> <p>No comments received on amendments to 160 houses.</p>
<b>Tree Officer (WBC):</b>	<p>No objection subject to conditions.</p> <p><u>Previous comments on 250 houses include:</u> Details of existing trees, individual trees and groups to be removed and suitable tree protection measures are comprehensively reported and the details provided are satisfactory.</p> <p>Reference to proposed new planting, replacement trees to mitigate the loss of the trees to be removed, landscaping and wildlife area are mentioned in the Design and Access Statement and main Planning Statement however further details of these elements would be required prior to any development commencing. Further details required which can be provided by conditions on tree protection measures, landscaping, and landscape management plan.</p> <p>No comments received on amendments to 160 houses.</p>
<b>Ecology (WBC):</b>	<p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> Compensation habitat required for loss of brownfield habitat, overlap required between vegetation clearance and planting, urban heat to be considered when extent of loss and replacement hardstanding</p>

	known, lighting strategy required, potential for land grab in illustrative masterplan would need to be addressed at reserved matters, onsite ponds and ditches should be created to slow water leaving the site.
<b>Education Service (WBC):</b>	<p>Comments on <u>250 houses include</u>: It's anticipated that the impact of the development can be met, based on the predictions around demographic growth in the area and proximity to local schools, in and just outside the catchment area. If the demographic picture were to change at the time development commences we would look to CIL to mitigate the impact as required at that time.</p> <p>No comments received on amendments to 160 houses.</p>

### ***Public representations***

- 3.2 The Local Planning Authority database has recorded nearly 330 contributors on the application. Of the representations receive 3 are in support, and the remaining contributors object to the proposal. The stated number of contributors refers to individuals, not the number of comments received – some individuals have commented once, others on each consultation.
- 3.3 The full responses of all representations may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following main issues/points have been raised:

#### **Objection Matters Raised**

- Number of houses proposed above the number allocated.
- Number of houses necessitates a higher density out of keeping with the village.
- Local services cannot support the higher housing numbers.
- Environmental impact of demolition and rebuild compared to reuse and re-purpose.
- Thames Water advise insufficient infrastructure for above 20 houses for sewerage and water. Sewage has flooded roads.
- Minimum floor height of 103.6m AOD insufficient to ensure flooding to properties won't occur.
- Lack of commitment to renewable energy and energy efficient buildings.
- No need to exceed the allocation number of houses on the basis of land contamination remediation costs.
- Increase in traffic along roads unsuited to that volume and suffer from flooding, and unsafe access to/from the A34.
- Unsustainable location for cycling and walking and limited transport options.
- Insufficient car parking proposed.
- No improvement to education, health or employment proposed. Local GP practice at capacity, schools oversubscribed.
- Lack of provision for shared facilities for the village.

- Proposal doesn't respond to the Conservation Area of Area of Outstanding Natural Beauty or the character of Compton.
- Loss of wildlife from extent of build area and the redevelopment.
- Lack of provision for children.
- Increase in noise and pollution from the development.
- Increase in noise, pollution, vibration and damage to property from heavy construction vehicles.
- Timescale of development and disruption over extended period.
- Level of contamination including biohazard and radiation not fully disclosed or how it will be managed to protect residents health.
- Proposal fails to comply with the policy allocation and SPD and Compton NDP.
- Scale of development impact on local village feel of Compton in the AONB.
- Lack of proximity to employment.
- Light pollution and loss of bats.
- Concern about the viability justification of land contamination justifying additional development.
- Single site entrance inadequate for the number of houses proposed.

### **Support Matters Raised**

- Support increasing housing accommodation in the village.
- Specifically on the revised flood risk assessment support the conclusions that 101m AOD is used as the design fluvial flood level for the development. Consideration should be given to installing SuDS drainage overflows into the River Pang where they're located on lower areas of the site adjacent to dwellings.

## **4. Planning Policy**

4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS1, CS4, CS5, CS6, CS9, CS11, CS13, CS14, CS15, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies GS1, HSA23, C1, C3 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies RL.1, RL.2, RL.3, OVS.5, OVS.6, ENV.19, and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

4.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

- North Wessex Downs AONB Management Plan 2019-24
- West Berkshire Landscape Character Assessment (2019)
- WBC Quality Design SPD (2006)
- WBC Planning Obligations SPD (2015)
- WBC Sustainable Drainage SPD (2019)
- Pirbright Institute Site, Compton SPD (2013)
- Compton Neighbourhood Development Plan
- Regulation 18 consultation draft of the Local Plan Review

## 5. Appraisal

5.1 The main issues for consideration in this application are:

- Principle of development
- Employment
- Community uses
- Landscape character
- Density, housing mix and affordable housing
- Heritage
- Sustainable construction and energy efficiency
- Green infrastructure
- Public open space
- Biodiversity
- Trees
- Amenity
- Flooding
- Highway

### ***Principle of development***

#### Local Plan Review and Compton NDP

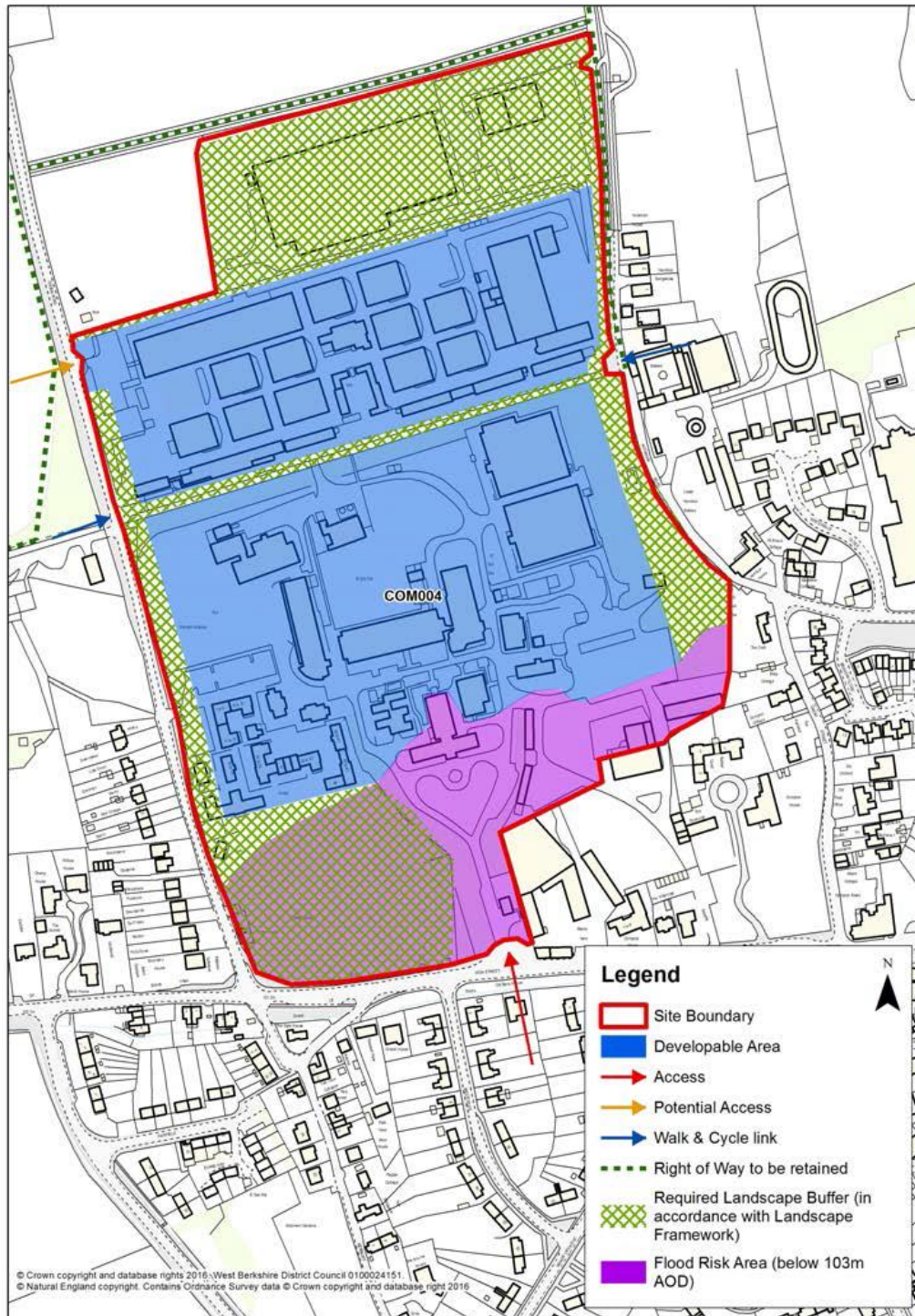
- 5.2 According to paragraph 48 of the NPPF, local planning authorities may give weight to relevant policies in emerging plans according to: (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.3 The Council is undertaking a Local Plan Review to identify development required to meet local needs, set out the strategy for distributing development, and outline policies for conserving and enhancing the natural and built environment until 2037. A consultation was undertaken on an emerging draft in December 2020.

- 5.4 The approach of the emerging draft local plan review is to allocate strategic housing sites except in designated neighbourhood areas, if that area chooses to allocate housing. Compton designated a neighbourhood area in 2017 but is not proposing to allocate housing. This is because there is an existing allocation by the local planning authority within the neighbourhood area for approximately 140 dwellings (policy HSA23). Under local plan review Policy SP15 it is proposed to continue to allocate this site for same approximate number of dwellings under the same policy wording.
- 5.5 The Council's Local Plan Review attracts limited weight where it has not been tested and may be subject to change following the next stage of consultation. However, it is clear the direction is to continue to allocate the site as part of identifying development to meet local need and for distributing development.
- 5.6 Preparation of a Neighbourhood Development Plan has several statutory stages. The Compton NDP has passed independent examination and been to Full Council where it was agreed the NDP can continue to referendum. The NDP therefore carries considerable weight where it has been confirmed that it is legally compliant and meets the basic conditions, one of which is the general conformity with the NPPF. It is understood a referendum is due to take place in the New Year around February. The Compton NDP does not allocate the housing in the parish, but includes policies both on the site and for the parish as a whole. The Compton NDP does not carry full weight until it is successful at referendum and adopted as part of the local development plan. Should the plan be unsuccessful at referendum it would have no weight. Details of the weight of emerging neighbourhood plans can be found here: [Microsoft Word - WBC NP Advice Note 13 - Weight of emerging neighbourhood plans \(westberks.gov.uk\)](#)

#### Local Development Plan

- 5.7 The Council's current adopted policies attract full weight and are the policies under which the application is to be determined. The spatial policy ADPP1 of the Core Strategy directs most development to within or adjacent to settlements in the district settlement hierarchy. Compton is identified as a service village suitable for limited development.
- 5.8 The spatial policy ADPP5 of the Core Strategy is specific to the AONB. With regard to housing it states that there are opportunities for development on previously developed land and new housing will be focused on the rural service centres and service villages. It identifies this site as having the potential to provide a greater level of growth than normally expected in a service village.
- 5.9 Policy CS1 of the Core Strategy outlines that new homes will be primarily developed on: previously developed land within settlement boundaries; other land within settlement boundaries; strategic sites and broad locations; and land allocated for residential development.
- 5.10 Policy C1 of the Housing Site Allocations DPD (HSA DPD) states there is a presumption in favour of development and redevelopment within settlement boundaries. The site is within the settlement boundary of Compton.
- 5.11 The site is allocated by policy HSA23 of the Housing Site Allocations DPD (HSA DPD). With regard to housing the parameter of the allocation is for approximately 140 houses.

5.12 The allocation map shows landscape buffers to the north, across the centre, and to both side boundaries. To the south of the site is a flood risk area with a ground level below 103m ordnance datum (AOD) which also includes the existing cricket pitch. The developable area is in two parts between the landscape buffers and the flood risk area.



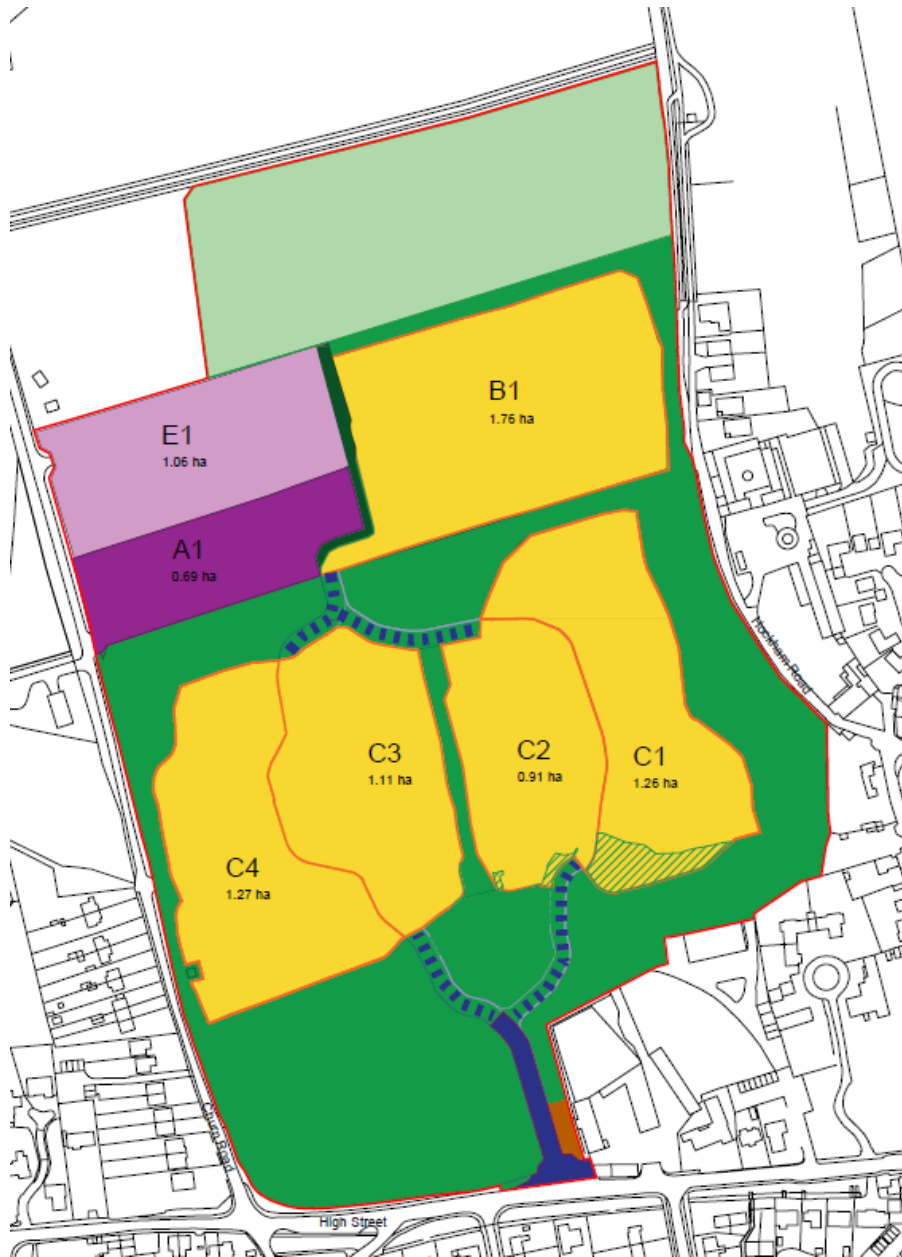




5.13 The Pirbright Institute Compton SPD subdivides the site into areas A, B and C in response to the landscape framework.

- Area A to the north would be for principal green infrastructure for woodland belts and grassland potentially for informal recreation;
- Area B to the centre should be developed at a lower density to area C and identifies the retention of existing employment floorspace and expansion of it;
- Area C to the centre to the south should retain the existing cricket ground, and could accommodate a higher density of development, excluding the flood zone 2 and 3 areas to the south of the site for housing (although potentially developable for employment space).

5.14 The proposal is for 160 dwellings which is 20 more than the approximate allocation, and is around 15% greater than 140. All of the dwellings are proposed within the developable area of policy HSA23 – the housing would be within the yellow areas labelled B1, C1-C4 in the land use plan below.



NPPF

5.15 Objections have been received that 160 dwellings is beyond the parameter of policy HSA23. In particular Compton Parish Council maintain that the application is 'major development' in the AONB that is not an exceptional circumstance and is not in the public interest, referring to NPPF paragraph 177. Paragraph 177 states,

*When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

*a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*

*b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*

*c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

The NPPF states “For the purposes of paragraphs 176 and 177, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.”

- 5.16 The site has been allocated to meet an identified need for housing taking into account the fact it is within the AONB. There is a preference both in national and local policy for housing to be located on brownfield sites, which this site is. The allocation includes parameters for the housing to comply with in order to minimise effects on the environment, landscape and recreational opportunities. Those parameters give an approximate and not an ‘up to’ number of houses. It is therefore considered that the allocation of the site and the parameters imposed under policy HSA23 took account of and included an assessment of the criteria of paragraph 177 of the NPPF and concluded that it would not be ‘major development’. The addition of 20 houses to an approximate allocation is not considered of such additional significance to make the proposal ‘major development’ in the AONB.

#### Compton NDP policy C2

- 5.17 In maintaining that application is ‘major development’ in the AONB Compton Parish Council include that the proposal is contrary to Compton NDP policy C2. The policy requires “that the quantum of residential development remains for approximately 140 dwellings”. If a greater number of dwellings is proposed it will need to demonstrate it does not harm the character of the village and community or the landscape and scenic beauty of the AONB. This is to be demonstrated by assessments against the criteria of NPPF paragraph 177 referred to above. It extends these assessments to include the health and safety of villagers, local infrastructure, services and facilities.
- 5.18 Compton NDP policy C2 differs from NPPF paragraph 177 where it requires the assessments in relation to impacts on landscape character and scenic beauty. The NPPF requires the assessments in relation to whether a proposal is ‘major development’, an exceptional circumstance, and in the public interest. As such whilst the NPPF paragraph 177 relates to the principle of development, policy C2 of the Compton NDP relates to landscape impacts which are a separate consideration and therefore considered separately in this report.

#### Loss of existing buildings

- 5.19 Objections have also been received that the existing buildings on site are proposed to be demolished and not converted and reused. In particular the Hostel buildings, and the building previously used as the Piglets Day Nursery and Pickled Pig.

- 5.20 The allocation of the site under policy HSA23 is for it to be “comprehensively redeveloped” – ie buildings to be demolished and replaced. In the parameters to the policy it states that should the hostel come forward with the allocated site it must form an integrated element of the developable area.
- 5.21 The hostel building is included in the developable area of the application for redevelopment to housing, as is the Piglets Day Nursery and Pickled Pig. There is also land contamination on site both in some buildings and in the ground which will require remediation. For these reasons the redevelopment of the site is not considered to contravene policy HSA23.

### Conclusion

- 5.22 Having regard to the site being an allocated housing site in the AONB the proposed residential development for 160 dwellings is considered to conform to the Council's housing policies ADPP1, ADPP5, CS1, C1 and HSA23 for the reasons set out above. The development would contribute positively to maintaining a robust housing supply in accordance with these policies.

### ***Employment***

- 5.23 Within the parameters of Policy HSA23 it states that an element of employment floorspace will be replaced within the site. It does not quantify the employment floorspace.
- 5.24 The Pirbright Institute Compton SPD notes that the loss of a large research facility doesn't qualify the site to simply replace the same level of floorspace. The scale of potential employment development will be influenced by its location in the AONB and minimising visual intrusion. The size and function of Compton and evidence of market demand will also assist in determining the quantum of employment floorspace to be replaced on the site. Consultation responses concluded that small start-up units were most favoured in what were B1 uses (now generally within use class E). Evidence of market demand would also determine the type of employment provision.
- 5.25 Policy C11 of the Compton NDP states that the redevelopment of the site shall provide an enterprise hub for a range of flexible employment floorspace for those wishing to start and grow businesses, with a preference for re-use of existing buildings. If new employment buildings are required the applicant should demonstrate why a new building is essential. The supporting text says operators in nearby parishes have confirmed an interest in taking on a business hub in Compton as a commercial operation.
- 5.26 The existing employment use operating on site in Area B is proposed to be retained. The area adjacent to it to the south, also in Area B, is proposed to be retained for future employment use under the submitted land parameter plan. It does not propose a new building in this location, only that the land is reserved for future employment use. Nevertheless approximately a fifth of the site area to be developed on the land use parameter plan would be retained or set aside for employment use.
- 5.27 The applicant submitted with the application a Commercial Market Report by Cushman & Wakefield. It notes that Newbury and Thatcham are the primary commercial centres

in West Berkshire with high take up rates and a willingness to pay a premium rent, with no indication that could or would be the case in Compton as a secondary/tertiary location in the District. There was one transaction lease for offices in 2015 and no office sales in the last 5 years in Compton. There were no lettings or sales for industrial uses in Compton in that time frame. Transactions for industrial uses were concentrated in Theale, Thatcham and Newbury with greater transport links to cities and access to arterial roads and motorways.

- 5.28 As such it concludes that whilst there is demand for relatively small units in the District they are primarily in larger towns. There is not a robust demand to justify speculative development of commercial space in Compton. Demand is likely to be limited to small bespoke spaces and uses for a particular occupier and with a freehold interest. Rents and yields are such that the viability and deliverability of commercial space would be challenging.
- 5.29 No new or reused/converted employment building is proposed, which would be contrary to policy C11 of the Compton NDP, although it isn't an explicit requirement of policy HSA23. Where a fifth of the site would be retained and set aside for employment use this is considered to be a suitable land area in the context of a service village and to comply with the parameter of policy HSA23. The policy expects a mixed-use scheme including employment use and the proposal would continue the commercial operator on site.

### ***Community Uses***

- 5.30 Policy HSA23 includes community uses as part of the mixed-use redevelopment. The parameters of policy HSA23 include that the cricket ground as a community use will be retained. The Pirbright Institute Compton SPD includes that the cricket ground should be retained. This is proposed and could be secured by planning obligation.
- 5.31 The gatehouse building near the entrance off the High Street is proposed to be retained and is offered for community use. This can be secured by a planning obligation with triggers on when it would be made available and who it would be offered to and over what time frame. The building has limited car parking associated with it, although this could be secured at reserved matters when the detailed layout is considered.
- 5.32 Policy C13 of the Compton NDP states that "any proposal to replace the Piglets Day Nursery or Pickled Pig complex with a newer purpose built facility will be supported" and includes criteria to assess such a proposal against. It is implied that a "newer purpose-built facility" means a new community use building. The application includes the building in the redevelopment area for housing. The policy does not state that the building should otherwise be retained. As such the application proposal is not considered contrary to policy C13.

### ***Landscape character***

- 5.33 The following policies relate to landscaping character considerations. ADPP1 states that the scale and density of development will be related to the site's current or proposed character and surroundings. Policy ADPP4 states that development will conserve and

enhance the local distinctiveness, sense of place and setting of the AONB. Policy CS14 states that new development must respect and enhance the character and appearance of the area. Policy CS19 is specific to landscape character – with particular regard to the sensitivity of the area to change, that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character, including consideration of landscape character assessments.

- 5.34 Policy HSA23 includes in the parameters that Area A to the north of the site will be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB and the landform carefully modified to remove incongruous features. The Pirbright Institute Compton SPD also recommended that Area A be excluded from the developable area and all buildings and hard standing removed. It suggests additional woodland belt landscaping to provide screening to Area B and grassland to the lower levels of Area A with potential informal recreational use.
- 5.35 Compton NDP policy C2 (as outlined in paragraphs 5.17 and 5.18) also applies.
- 5.36 The green infrastructure parameter plan shows the retained cricket pitch, all category A and B trees retained, a green buffer between the employment land and housing area in Area B, a central green street in Area C, wildlife habitat area in Area A, and public open space around Area C. The movement parameter plan shows footpaths around Area C and along the central green, across from Churn Road to Hockham Road between Areas B and C, and a footpath to the eastern boundary joining public rights of way to the north and Hockham Road. The residential access would use that existing off the High Street, and two existing accesses to the employment area off Churn Road.
- 5.37 An illustrative masterplan and indicative housing mix were submitted. The illustrative masterplan is based on dwellings being 2 storeys in height (the height parameter plan was withdrawn which showed dwellings up to 2.5 and 3 storeys in Area C). The housing mix shows 25% 2 bed dwellings, 40% 3 bed dwellings, 25% 4 bed dwellings, and 10% 5 bed dwellings.
- 5.38 The Council had a landscape consultant review the original proposal for 250 dwellings, amendment to 185 dwellings and the amendment to 160 dwellings. For the original proposal they considered that the proposal did not respond to the local context due to the number of dwellings which would result in an urban development with the majority of buildings up to 2.5 storeys high in a village characterised by 2 storey dwellings. Developing into Area A would extend development into the open downland which wouldn't conserve the adjacent landscape character of the Blewbury Downs. The number of dwellings and density would introduce noise, high volumes of traffic, lighting and footfall on adjacent public rights of way which would affect the sense of remoteness of the AONB. The higher ground level and extent of development in Areas A and B would also extend light pollution into open areas of open downland in the AONB. Extending development into Area A would also extend the settlement edge of Compton.
- 5.39 The proposal for 185 dwellings removed housing from Area A and replaced it with a wildlife habitat area. It removed dwellings to the south of the employment area to be for future employment instead. It increased the number of 3 storey dwellings in Area C resulting in 61 units at a density of 32.1 dwellings per hectare. Area B would be 2 storey

in height rather than 2.5 storeys originally. The landscape consultant concluded that the illustrative layout, the density and scale of development did not comply with local planning policy and that 2.5 and 3 storey dwellings are not suitable for the site. The proposal resulted in a higher density of dwellings in Area B which should be less than Area C.

- 5.40 As the existing value of the site is medium, the landscape consultant outlined that the proposal would need to be an enhancement, as would be expected within the AONB. The HSA23 guidelines set out the parameters on how this could be achieved. However, the proposals were for a substantial increase in number of dwellings and at a scale and design which would not be in keeping with the rural settlement of Compton. Although Area A would be free of development, it would not compensate for the increased density and scale of development within Areas B and C.
- 5.41 The landscape consultant also had concerns with the illustrative layout: not all internal access roads were shown; no garages were shown; no driveways were shown; the majority of tree planting within the residential areas would be within private gardens whose long term survival couldn't be guaranteed; the central green street would be dominated by parking; the indicative locations of the play areas were separated from housing and not overlooked; category B trees should be retained; the 3 storey landmark buildings by the entrance to Area C were considered urban features. There was also a concern that where no indicative housing mix was supplied it was difficult to tell what size of dwellings were proposed.
- 5.42 The proposal for 160 dwellings included amendments: to retain of all category A and B trees; an indicative housing mix for the illustrative layout; withdrawal of the height parameter plan; that the illustrative layout is based on dwellings which are all 2 storey; narrowing of the central green street; removal of the indicative locations of the play areas which are instead proposed to be dealt with as a number to be provided with the reserved matters.
- 5.43 The landscape consultant considers that the height and scale of the illustrative layout now demonstrates a suitable scale for new housing within Compton and the AONB can be achieved. A small percentage of 2.5 storey buildings could be accommodated in Area C and there should also be a small percentage of single storey buildings to respond to the policies in the Compton NDP. The density is now lower in Area B than Area C as required by policy HSA23 and would need to be maintained with the layout at reserved matters.
- 5.44 The landscape consultant is of the view a layout with 160 dwellings of mainly 2 storeys in height can be accommodated on site within both the parameter plans submitted with the application, in compliance with the parameters of policy HSA23, and have an acceptable impact on the AONB. The height can be controlled by condition, details of the play areas and grading of the land including for the wildlife habitat area of Area A can be secured by condition and their provision and maintenance secured through a planning obligation. They recommend a condition for a new design code to address their points on the illustrative layout on car parking, open space, boundary fences, the elevations of dwellings, footpath links, play areas, and space for tree planting in public areas within the development areas. This would also comply with Compton NDP policy



C9 for a design code to be developed after the masterplan and in consultation with the local community.

- 5.45 Overall the landscape consultant is satisfied the amendments to the parameter plans and conditions identified result in an outline proposal which complies with the adopted policies on landscape character and which the reserved matters would need to comply with.

### ***Density, housing mix and affordable housing***

#### Density

- 5.46 Policy CS4 of the Core Strategy requires development to make efficient use of land based on public transport accessibility. Whilst in general areas outside of town centres should achieve density of between 30 and 50 dwellings per hectare, density below 30 dwellings per hectare is considered appropriate in certain areas including villages that are particularly sensitive to intensification and redevelopment because of the prevailing character of the area or other reasons.
- 5.47 Policy HSA23 does not set a density or a range, only that Area B will be a lower density than Area C. The SPD Pirbright Institute Compton states that future development on site would not be expected to exceed 30 dwellings per hectare (para 5.6). The Inspector's report on the HSA DPD (paragraph 97) outlined that the proposed number of dwellings over the developable area could be considered too low and not the optimum use of the site. However, the density (20 dwellings per hectare) was appropriate as a starting point in terms of respecting the location of the site in the AONB and to be compatible with other densities in the village.
- 5.48 Where the proposal has increased the depth of the landscape buffers in Area C to the east and north the developable area is decreased. Based on the land use plan and the illustrative masterplan the density would be lower in Area B at just over 23 dwellings per hectare, and higher in Area C at just over 26 dwellings per hectare. This is lower than 30 dwellings per hectare as outlined in policy CS4, remains within the expectation of not exceeding 30 dwellings per hectare in the SPD, and is within the parameters of policy HSA23 where Area B would have a lower density than Area C. The Compton NDP discusses density but does not have a policy requirement for density. Overall it is considered that the proposal for 160 dwellings can achieve a density that complies with policy. It is not considered that a condition on density is necessary as the reserved matters layout would need to comply with the same policies.

#### Housing Mix

- 5.49 Policy CS4 expects residential development to deliver an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The housing mix should have regard to a number of factors listed in the policy. The Pirbright Institute Compton SPD para 5.7 refers to policy CS4 and notes that Compton consists of mainly family homes of 3 or 4 bedrooms, expected to be replicated on site along with some 1 and 2 bedroom homes and some 5 bed houses to meet all sectors of the community.

- 5.50 Compton NDP policy C7 outlines the development of the site provides an opportunity for a range of house sizes to meet local needs of 3-5 bedrooms. It also includes an expectation of homes designed to building regulation standards M4(2) Category 2: accessible and adaptable dwellings. The policy expects these to be provided as single-storey homes. The building regulations include provisions for M4(2) Category dwellings to include stairs which enable a stair-lift to be fitted, so the regulations do not preclude 2 storey dwellings from being accessible and adaptable.
- 5.51 Notwithstanding the buildings regulations requirements both the Compton NDP and the landscape consultant outline that single storey dwellings should be provided as part of the housing mix. This to provide both for variation in design of the layout and scale at reserved matters and also to provide for local need. It is therefore recommended that a condition for building height to include a percentage of single storey dwellings. The applicant has also agreed to 15% of dwelling to achieve M4(2) Category 2 which can be secured as part of a planning obligation.
- 5.52 Whilst the exact housing mix would otherwise be dealt with at reserved matters the illustrative layout and indicative housing mix show 25% 2 bed, 40% 3 bed, 25% 4 bed and 10 5 bed. Some 1 bed dwellings would be expected, and there are areas where there are concentrations of one housing type on the illustrative plans. However, in general terms it is considered to have been demonstrated that the submitted parameter plans and number of dwellings can provide a housing mix which responds to policies CS4 and C7.

#### Affordable Housing

- 5.53 Policy CS6 of the Core Strategy requires 30% affordable housing on developments of 15 or more dwellings which are on previously developed land. The application form states that 70% dwellings would be social rented and 30% would be shared intermediate (shared ownership). The Council's Housing Strategy confirmed there was a discrepancy of one unit on the original 250 houses scheme, but the amended proposal would provide the number and type of affordable units required under policy CS6 which is also in line with the Planning Obligations supplementary planning document. The affordable housing would be secured by planning obligation which would take into account the First Homes initiative should part of the affordable housing need to comply with the new government requirement coming into effect at the end of this year. It is expected that some of the M4(2) Category 2 dwellings would also be affordable.
- 5.54 Policy HSA23 includes a parameter that a local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs. Compton NDP policy C5 includes that the final mix and tenure of affordable homes take account the recommendations of the CCB Report on Housing Need and other evidence. Furthermore that priority for affordable homes will be secured for households with a local connection.
- 5.55 The applicant has confirmed acceptance of an obligation for a local lettings policy with the drafting in the planning obligation to ensure it does not affect a registered provider's ability to secure their grant funding. It is considered that affordable housing provision will be in accordance with policy CS6 which is to be secured by planning obligation along with a local lettings scheme to comply with HSA23 and C5.

## Conclusion

- 5.56 Overall the density, housing mix including a proportion which are accessible and adaptable, affordable housing, and provision for a local lettings scheme, complies with policies CS4 and CS6 of the Core Strategy, policy HSA23 and policies C5 and C7 of the Compton NDP.

## ***Heritage***

- 5.57 Policy CS19 requires the conservation of heritage assets. Where the site is adjacent to a conservation area and is in an area of potential archaeological interest the Council's Conservation and Archaeology Officers have been consulted on the application. One of the parameters in policy HSA23 is for an archaeological desk based assessment as a requirement of any planning application.
- 5.58 With regard to the archaeological impacts later prehistoric features are in the area and an archaeological and built heritage assessment was provided in the submitted Environmental Assessment. There is some archaeological potential outside the footprint of existing buildings on site which the proposed residential development and regrading of the land to a certain extent in Area A. The Council's Archaeologist therefore recommends an archaeological watching brief be secured by condition.
- 5.59 They also recommend a building recording condition where the Institute itself played an important part in the history of the village and where it was a national research centre. The Council's Conservation Officer notes that a small part of the application site in the south east corner is just into the Compton Conservation Area, but the parameter plans and illustrative masterplan are considered to indicate that the setting of the Conservation Area would be enhanced by the proposal. As such and with the conditions identified the application is considered to comply with policy CS19.

## ***Sustainable construction and energy efficiency***

- 5.60 Policy CS15 states that major residential development shall achieve this from renewable energy or low/zero carbon energy generation on site or in the locality of the development as long as a direct physical connection is used, unless it can be demonstrated that such provision is not technically or economically viable.
- 5.61 Whilst sustainable construction methods have largely been moved into building regulations the Council has declared a climate emergency and has published an Environment Strategy. Whilst this is not an adopted document as part of the local plan it is a material consideration.
- 5.62 Policy C3 of the Compton NDP requires all new residential development to achieve at least 19% improvement on the carbon emission target of Building Regulations (Part L), as well as other measures with regard to materials, insulation and passive solar gain. The applicant has agreed to the 19% improvement which can be secured by planning obligation.

- 5.63 Policy C4 of the Compton NDP encourages incorporation of infrastructure for a local district heating network either by connection to an existing one or delivering it onsite unless it's demonstrated not to be viable. The applicant considers that the relatively modest scale and low density of the development is such that it would not be possible for the development to provide a local district heating network.
- 5.64 Policy C9 of the Compton NDP requires a design code in consultation with the local community as a condition of outline permission, with the design to use the 'Building for a Healthy Life' assessment framework and identify opportunities to draw its energy supply from decentralised, renewable or low carbon supply systems. The applicant submitted a Design Guide which includes Building for a Healthy Life considerations for the site as well as anticipating the Future Homes Standard. The Landscape consultant felt that additional measures/alterations were required in the submitted design guide and recommended that a new/revised design guide be a condition should permission be granted.
- 5.65 The applicant has advised that some on-site renewables are expected to be included in strategies to achieve carbon savings, but the applicant states this would not be until reserved matters stage. This is accepted for matters such as solar panels where the orientation and layout of development would be a reserved matter consideration. However, measures such as air source heat pumps are less dependent on orientation. It is considered that a condition should be applied for a statement/strategy to be submitted either before or at reserved matters stage outlining the measures and demonstrating that the development will achieve policy CS15.
- 5.66 Overall the proposal would comply with policies C3 and C9 of the Compton NDP, and with the condition identified policy CS15, as well as the 19% improvement on building regulations with regard to sustainable construction.

### ***Green infrastructure***

- 5.67 Core Strategy policy CS18 requires the protection and enhancement of the District's green infrastructure. A loss of green infrastructure or harm to its use or enjoyment will not be permitted. The supporting text to the policy notes the contribution green infrastructure makes to quality of life visually and for access to the countryside which supports healthy living. The majority of green infrastructure assets of the District that the policy includes in its definition are accessible to the public.
- 5.68 The parameters of policy HSA23 include that improvements will be necessary to footways fronting the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road. Within the site links will be created throughout the site to improve connectivity with the existing network and to the village centre. Particular reference is made to reinstating the former east/west footpath through the site. The Pirbright Institute Compton SPD refers to Core Strategy policy CS18 to protect and enhance existing green infrastructure and create new green infrastructure to link to the existing in the area.
- 5.69 Policy C15 of the Compton NDP supports the creation of new footpaths at new development sites which increase connectivity through the village. Policy C16 includes the cricket ground as a local green space on which new development would not be

permitted. Policy C19 of the Compton NDP supports proposals that improve and extend existing footpath and cycle path networks.

- 5.70 The proposal would retain the cricket pitch as part of the green infrastructure of the site, in accordance with policy C16. It would include footpaths around the proposed residential areas on site, along the green street through the centre of Area C and reinstate the east/west footpath through the site from Churn Road to Hockham Road between residential areas B and C. It would also have a footpath through Area A to the north onto Hockham Road and joining the public rights of way to the north and south from here. There will be areas of green space accessible to residents within Area C and Area A, although some will be less accessible in the interests of creating a diverse habitat for biodiversity on site.
- 5.71 The Public Rights of Way Officer was consulted. They confirm Compton Bridleway 6/1 and footpath 25/1 run adjacent to the northern boundary and bridleway 3/3 runs adjacent to part of the eastern boundary. They note the proposal for additional green infrastructure including footpaths through site including the restoration of the east/west route. They require details secured by condition of the surfacing, any lighting, etc. They also require details of the proposed legal status and mechanisms for future maintenance, which would be secured by planning obligation. The increase in local population from the proposed development would increase the use of the existing rights of way networks off site for which a planning obligation is sought.
- 5.72 Thames Valley Police comment that the extent of proposed footpaths could make the site too permeable and could create an increase in crime and anti social behaviour if there is a lack of overlooking from properties or limited local traffic. This will be a consideration for reserved matters with regard to the layout of development to address the parameter plan footpaths.
- 5.73 On the basis of the above considerations the proposal would secure and formalise wider public access and green space provision, including securing long term maintenance and protection. As such it is considered to comply with policies CS18, HSA23, C15 and C16.

### ***Public open space***

- 5.74 The Local Plan Saved Policies include RL.1, RL.2 and RL.3 which relate to public open space provision in residential schemes. These policies outline:
- how the area of public open space is to be calculated,
  - that details on future ownership and ongoing maintenance including those costs will need to be secured,
  - that public open space can be provided in a number of ways including a combination of on site, on other land within the applicant's control, or in certain circumstances by payment for other land to be used for public open space easily accessible to the development site,
  - that quality provision will be sought with regard to the nature, diversity and attractiveness of the land, suitability for a range of recreation, compatibility with

biodiversity, impact on the amenity of adjoining residents, and accessibility for pedestrians, cyclists and public transport.

- 5.75 The Planning Obligations SPD contains further details on the breakdown of play space, public amenity and playing fields space, and ongoing maintenance costs methodology. Public open space is secured by legal agreement, as well as conditions on the open space being provided within a timescale and in accordance with the details submitted.
- 5.76 For the 160 houses proposed and based on the submitted indicative housing mix an area of public open space between 1.4 and 2 hectares would be required under the RL policies and Planning Obligations SPD. The cricket pitch alone would be 1.15 hectares. The remainder of the land not designated for employment or residential development would be over 5 hectares. Not all of this would be publicly accessible due to the habitat creation for biodiversity, but nevertheless the open space will exceed that required by policy.
- 5.77 There will also be one locally equipped area of play (LEAP) and four local areas for play (LAP). The landscape architect requests that one is located on or near the cricket pitch. The indicative locations of the LEAP and LAPS on the green infrastructure plan have been removed. As the plan would be a condition of any outline permission the indicative locations were not considered sufficiently overlooked and some would involve children crossing the main primary route of the illustrative masterplan which could have implications for their safety and may not maximise their use. Instead their number and the details of provision and maintenance would be secured by planning obligation with details of their locations to be agreed at reserved matters stage.
- 5.78 The proposal would include an area of more formal open space with the cricket pitch and play areas. It would also have less formal areas of recreation near the wildlife habitat areas. Overall the proposal is considered to provide for different types of recreation and experience of public open space and would accord with the RL policies.

### ***Biodiversity***

- 5.79 Policy CS17 requires biodiversity assets to be conserved and enhanced and development should maximise opportunities to achieve net gains in biodiversity. The Environment Act 2021 includes provision for grants of planning permission to be subject to a condition to secure biodiversity gain by at least 10%. The Natural Environment and Rural Communities Act 2006 includes a duty to have regard to conserving biodiversity.
- 5.80 Policy HSA23 includes a parameter that appropriate avoidance and mitigation measures identified in habitat surveys shall be implemented to ensure protected species are not adversely affected. Policy C17 of the Compton NDP also requires measurable net gains for biodiversity and for development to be landscape led with regard to ecology.
- 5.81 A net gain calculation was submitted with the application. It identified that there would be a net loss of 8% hedgerow units and the detailed design for the site would require an additional 8% hedgerow units. It also identified potential temporary loss and replacement of the parkland habitat as part of development works which would also need to be addressed in the detailed design with a like for like compensation. A biodiversity management plan is identified as a requirement to ensure the net gains are

delivered for at least 30 years. The creation of enhanced hedgerows, woodland, grasslands, scrub, trees, vegetated gardens, amenity grassland and sustainable drainage features were assessed as far exceeding a 10% net gain.

- 5.82 Ecology and protected species surveys were submitted with the application. The Site is stated as being characterised by a series of disused buildings with associated hardstanding, grasslands, scattered trees and dense scrub. A small strip of plantation woodland, ephemeral vegetation and tall ruderal vegetation is also present. These habitats would offer habitat for protected species. Protected species were surveyed and found on site and mitigation measures identified and proposed. In addition the submitted reports recommend a construction environmental management plan.
- 5.83 Natural England were consulted and had no comments to make and had no objection to the proposal. The Environment Agency were consulted and made no comments with regard to biodiversity.
- 5.84 The Council's Ecologist has been consulted. They identify that a construction environmental management plan will be required by condition and a landscape ecological management plan (LEMP), a lighting including isolux levels condition, a bat licence condition, and a stipulation for the biodiversity net gain details and provision.
- 5.85 The provision of 2 bat lofts (ideally placed on the northern and/or eastern boundaries) appropriately designed for species such as brown long eared bats, this needs to be agreed in principle at this stage with details delivered via condition. Bin stores, substations and cycle storage structures are sometimes the best places to put bat lofts in. 33 Bat boxes (ratio 1:5 to new homes) will need to be integrated into the new structures on the site, and 55 bird boxes (a ratio of 1:3 to the new houses) with a mix of box types including boxes for swifts and common passerine birds. Details of the bird and bat box locations should be detailed on the planting plans with the details of the types of boxes and installation procedures included in the LEMP.
- 5.86 There will be a loss of existing habitat which will then be reinstated and enhanced. There will be impacts on protected species on site requiring mitigation measures by the proposed development. Overall the mitigation and enhancement measures would provide a site wide net gain in biodiversity. As such the proposal complies with policies CS17, HSA23 and C17.

### **Trees**

- 5.87 The Council's Tree Officer has commented on the proposal. They refer to the submitted tree survey and arboricultural report. All category A and B trees are proposed to be retained within the development. Full details of landscaping including management, tree protection measures and impact assessment detailing any special construction or monitoring requirements would be required to be secured by conditions for the area of the site subject of the full application. For the outline application the landscaping would be part of the reserved matters for the remainder of the site.

## ***Amenity***

- 5.88 Policy CS14 includes quality of life as part of the design principles development is required to comply with. The Quality Design SPD includes considerations to be given to the potential amenity impacts of development. Policy OVS.5 relates to environmental nuisance and pollution control from development, and policy OVS.6 to noise pollution.
- 5.89 Due to the topography of the site and surroundings and the existing boundary treatments, trees and hedges there is little direct overlooking into the site from existing residential properties. There will therefore be very limited direct impacts on existing residents in terms of overlooking, over shadowing, loss of outlook or daylight.
- 5.90 At reserved matters the proposal will need to demonstrate compliance with the Quality Design SPD and policy CS14 with regard to quality of life on these matters – to ensure properties within the proposal are not overlooked or suffer loss of light or over shadowing. Similarly the proposed dwellings will need to comply with the Quality Design SPD on private amenity space provision, and consideration will need to be given to ensure gardens are useable and don't have steep gradients.
- 5.91 The other potential impacts on existing and future residents are from land contamination from the previous use on site. Policy HSA23 includes a parameter that a phase one contamination report and preliminary risk assessment are required and remediation will need to take into account any plans for drainage infiltration measures. The Environment Agency and the Council's Environmental Health have been consulted on the application.
- 5.92 The Environment Agency confirmed they had reviewed the submitted land contamination report and note activities have included landfilling, hydrocarbon storage, animal disposal and incineration, research that could have led to pollution of groundwater. In addition they note the groundwater in the chalk aquifer is sensitive due to the site being partly covered by a water source protection zone. They concur that further intrusive investigations are required and recommend groundwater quality is established. They require conditions on a remediation strategy for the land contamination, a verification report demonstrating the effectiveness of the remediation, and that no drainage systems for infiltration of surface water to the ground are permitted unless agreed.
- 5.93 The Council's Environmental Health support the application where it will deal with a legacy of land contamination present on site. They consider the contaminated land investigation report to be comprehensive and note that due to the buildings on site the ground under them is currently not accessible for investigation. Further site investigation and risk assessment will be required following removal of the buildings to confirm the contamination risks and further remediation. This is to be secured by condition similar to that recommended by the Environment Agency.
- 5.94 Environmental Health also identify that the employment uses may emit noise that could affect future residents on site. They require a noise mitigation scheme. An hours of work condition during demolition and construction to control noise impacts on existing local residents, as well as a construction management scheme on how dust, deliveries, etc will be managed to minimise disruption to existing residents.



5.95 It is acknowledged that the extent of buildings to be removed, the removal of contaminated land from the site, and the construction works will impact local residents over a longer time frame than over developments. It is considered that these impacts can be mitigated to an acceptable level. In particular whilst the land contamination has not been identified as being an immediate risk that needs to be addressed outside of a planning application, its removal as part of the application is nevertheless of benefit. Measures and conditions have been identified that enable the development to comply with policies OVS.5, OVS.6 and CS14.

### **Flooding**

5.96 Policy CS16 of the Core Strategy requires it be demonstrated that development: would not impact on flood water storage capacity, or the flow of fluvial flood, surface or run-off water; can implement appropriate flood risk management measures; provide safe access and exit under frequent and extreme flood conditions; and provide long term maintenance and management of flood protection/mitigation measures as part of the development.

5.97 In addition policy CS16 and the Sustainable Drainage SPD requires sustainable drainage methods to manage surface water be incorporated in all development in accordance with best practice, national standards and attenuate to greenfield run off rates and volumes. Where possible other benefits such as water quality, biodiversity and amenity should also be provided with development.

5.98 The parameters of HAS23 include that a flood risk assessment would be required, no development within flood zones 2 and 3 on site, and housing not to be below the 103 metre AOD line unless detailed modelling indicates otherwise. The Pirbright Institute Compton SPD includes flooding considerations for development of the site. Policy C18 of the Compton NDP requires flood risk to be managed and sustainable drainage measures to be provided in accordance with policy CS16 and be designed as positive features of development.

5.99 The Environment Agency objected to the proposal on the basis the submitted flood risk assessment did not comply with requirements for site-specific flood risk or therefore fully assess the flood risks of the development. In particular that it failed to demonstrate,

*1. That an appropriate and precautionary design flood level has been calculated for the site - i.e. the 1% annual probability flood level with an appropriate allowance for climate change (1% + climate change flood level).*

*2. That the proposed development has finished floor levels above the 1% + climate change flood level.*

*3. The extent to which the proposed development impacts floodplain storage for the 1% annual probability flood event with an appropriate allowance for climate change (1% + climate change flood event).*

*The proposed flood zone level is not considered sufficiently accurate, for a development of this scale in this area we would expect the applicant to carry out detailed flood modelling to calculate an appropriate and precautionary design flood*

level - i.e. the 1% annual probability flood level with an appropriate allowance for climate change (1% + climate change flood level).

*We need to ensure that the correct principles are established with regard to flood risk, and that it is demonstrated that the proposed development is deliverable in accordance with these principles. This is a major development in an area with no detailed flood*

*modelling. The site includes an area of Flood Zone 3 which West Berkshire Borough Council have defined in their SFRA as Flood Zone 3b as a precautionary measure in an area with no detailed modelling. The applicant has suggested using an estimated flood zone level that they work to which they consider precautionary. However this is a major development in a sensitive area with a school, shops and houses at risk downstream. The applicant should undertake detailed modelling to calculate their design flood level to work from.*

5.100 The applicant undertook the modelling and a revised flood risk assessment was submitted. The Environment Agency was consulted and responded, stating,

*The applicant has now carried out detailed hydraulic modelling and states that this has shown a reduced flood risk on site compared to their previous assumptions. A pre-application methodology review was undertaken by the Evidence and Risk team and they were satisfied that the methodology proposed. The modelling is now considered 'fit for purpose' for the use of the FRA, and the modelling shows the proposed development to be outside the 1% annual exceedance probability (1 in 100) 70% extent.*

As a result the Environment Agency removed their objection and require a condition that the development be carried out in accordance with the flood risk assessment including that finished floor levels are set no lower than 101.6 metres above AOD and no raising of existing ground levels on site.

5.101 The Local Lead Flood Authority (the Council) commented on the original proposal and had concerns about the vulnerability of the main river and the proposed outfall to it and the lack of modelling a lower maximum discharge rate would be required to not exacerbate the existing situation with the main river. They were also concerned about the original proposal having insufficient space for drainage measures and a number of matters in the original flood risk assessment.

5.102 Thames Water have identified a limited capacity of the existing foul water infrastructure for approximately 20 dwellings and a limited capacity of the existing water supply infrastructure for approximately 50 dwellings. They are in discussions with the applicant for Thames Water to provide the necessary upgrades to the infrastructure to accommodate the development. Having requested an update from Thames Water as part of the recent consultant on the amendments to 160 dwellings they have advised it is unlikely the upgrades will be completed prior to any planning permission, and applying their requested conditions limiting the number of dwellings that can be occupied to the existing infrastructure capacity until the upgrades are completed.

5.103 Whilst the public concern regarding the lack of infrastructure is appreciated it is a matter for Thames Water as the statutory undertaker to provide the necessary upgrades.

Applying their suggested conditions ensures that the existing capacity they have advised is not exceeded and would provide them with time to undertake the works.

- 5.104 Whilst discussing infrastructure the Royal Berkshire Fire and Rescue Service request a condition for provision of fire hydrants to meet firefighting needs as part of the development.
- 5.105 There are clearly constraints on site due to the lack of water and foul water infrastructure, the sensitivity of the area to flooding including off site, part of the site being in flood zones 2 and 3, as well as limits on infiltration drainage due to the contamination on site. However, the submitted flood risk assessment demonstrates that it is feasible for surface water and flood risk to be managed in a way that policy CS16 can be complied with, subject to conditions. The Environment Agency and Thames Water are also satisfied that the impact of the development can be mitigated by conditions.

### ***Highways***

- 5.106 Policy TRANS.1 requires the transport needs of new development to be met through the provision of a range of facilities associated with different transport modes. Policy CS13 requires development that generates a transport impact to consider a number of points including reducing the need to travel, improve opportunities for healthy and safe travel, and mitigate the impact on the local transport and strategic road networks. The supporting text outlines that detailed traffic modelling will need to be undertaken where a significant development may impact on the capacity of the strategic road network, and developers will need to work with the Council and Highways England to establish a suitable mitigation package.
- 5.107 Policy P1 of the HSA DPD relates to parking standards for residential development which is reiterated in C22 of the Compton NDP. Policy P1 also includes that electric vehicle charging points will be provided, also reiterated in policy C20 of the Compton NDP. Parking details would be a reserved matter, but the illustrative masterplan has incorporated those standards so in principle they can be achieved within the parameter plans submitted. Electric vehicle charging points for each dwelling can be secured by condition.
- 5.108 Highways England, the Local Highway Authority, and the Council's Transport Policy were consulted on the application.
- 5.109 Highways England requested junction modelling for the strategic road network junction at East Ilsley to the A34. Following receipt and review on the modelling Highways England advised they had no objection. They have subsequently raised no objection to the amendments to 160 dwellings. As such Highways England do not consider the proposed development to have a significant impact on the safe and efficient operation of the East Ilsley junction to the A34 and in that respect the application accords with policy CS13.
- 5.110 The Council's Transport Policy noted that a framework travel plan was submitted with the application. A contribution is sought for £5,000 to cover the cost to the Council for assessing, monitoring and supporting the implementation of the travel plan. They did

not provide comments on the submitted travel plan but it would be a condition of any permission.

5.111 The Local Highway Authority have commented on the application. They note that Compton is served by bus route 6 between Newbury, West Ilsley, Hermitage, Hampstead Norreys, Compton and East Ilsley. There are 5 buses a day with non on a Sunday with bus stops east and west within 100 metres of the access. Most of the road within Compton have footpaths including the High Street fronting the site. Whilst there are no specific facilities for cyclists in Compton the roads are generally considered suitable for cyclists.

#### Access

5.112 As detailed on page 34 of the Transport Assessment and in line with Policy HSA23 of the Councils Housing Site Allocations DPD, there are three proposed vehicle access points. The existing vehicle and pedestrian access the High Street will be reused to serve the residential development. It is proposed that the access will be in the form of a turn right lane and ghost island priority junction as currently provided in its current location. It is noted that there are two existing accesses on Churn Road, currently used to access the Intervet site in that will be retained with the southern access being used as a secondary emergency vehicle access.

5.113 Plans showing the access arrangements and a general movement plan are shown within Appendix A of the Transport Assessment. The submitted automatic traffic count was undertaken on the High Street during June 2017, immediately to the west of the existing access into the Site. It provided one week's worth of traffic flow data, including volume and speed. 85th percentile speeds were recorded of 54.9 kph (34.1 mph) westbound and 55.4 kph (34.4 mph) eastbound. The access therefore complies with all standards. Appendix A only shows sight lines of 2.4 x 43.0 metres onto the High Street that are appropriate for speeds of 50 kph (30.0 mph). Even though Highways are sure that they can be achieved, amended plans are required to show sight lines required to the above speeds. This can be secured by condition.

#### Traffic generation

5.114 The following is the assessment of the original 250 dwellings proposal. The Trip Rate Information Computer System (TRICS) was used to calculate expected traffic generation. TRICS is a Republic of Ireland and UK wide database of traffic surveys of many uses including residential. From TRICS the following is projected:

	AM peak (08.00 to 09.00)			PM peak (17.00 to 18.00)		
	Arrive	Depart	Total	Arrive	Depart	Total
Per dwelling	0.15	0.54	0.69	0.43	0.18	0.61
Whole development	38	135	173	108	45	153

Traffic projection for the development

5.115 The projection is in line with the Councils own surveys of residential developments taken at Yates Copse and Harrington Close in Newbury in 2016 that revealed total rates of between 0.37 and 0.67 per dwelling. It needs to be mentioned that the above figures do not reveal the total number of traffic leaving the area in the morning or arriving during the afternoon. Only the above peak hours are provided, as they are the busiest hours. Highways are content with the use of TRICS, how it has been used and the traffic projections provided.

5.116 To distribute the development traffic, the 2011 travel to work census data has been used. This is commonly used and standard methodology and Highways are content with this methodology. The distribution is that 18.6% will travel to and from the east, with 10.5% to and from the south. The remaining 70.9% with travel to and from the west including the A34.

5.117 The revised traffic projection table for 160 dwellings for weekday peak travel periods is

	AM peak (08.00 to 09.00)			PM peak (17.00 to 18.00)		
	Arrive	Depart	Total	Arrive	Depart	Total
Per dwelling	0.15	0.54	0.69	0.43	0.18	0.61
Whole development	24	86	110	69	29	98

5.118 The highway officer concludes that the above will most certainly be less than the traffic generated by the consented uses of the site.

#### Traffic Modelling

5.119 Traffic surveys were carried out in the vicinity of the Site on Tuesday 20 June 2017. Turning counts were carried out between 07:00am to 09:30 hours and 16:00 and 18:30 hours at the following junctions:

- Ilsley Road / Hampstead Norreys Road;
- Compton High Street / Site access;
- Compton High Street / Manor Crescent;
- B4009 / Aldworth Road
- B4009 / Hampstead Norreys Road
- Filders Lane / Cow Lane / East Ilsley High Street / Abingdon Road;
- Cow Lane / Church Hill priority junction; and
- Broad Street / East Ilsley High Street priority junction.
- Filders Lane / A34 northbound sliproads;
- A34 northbound off-slip;
- A34 northbound on-slip;
- A34 southbound off-slip;
- A34 southbound on-slip;
- A34 northbound carriageway; and
- A34 southbound carriageway.

5.120 The above junctions have been modelled using Junction 9 PICADY traffic modelling software that models individual vehicles through junctions to assess their capacity.

5.121 The following scenarios have been included within the traffic modelling:

- 2019 Base;
- 2022 Base;
- 2022 Future Year + Proposed Development;
- 2025 Base
- 2025 Future Year + Proposed Development

5.122 For future years traffic growth has also been applied using TEMPRO growth factors that have grown the traffic up to 2025. This is acceptable. Highways are not aware of any significant committed developments that should be included in the area. Weekday peak hours of 08:00 to 09:00 and 17:00 to 18:00 hours have been modelled. The results with the completed development on all of the above surveyed junctions show none of the junctions are and will be anywhere near capacity which is somewhat expected. The junction with the least capacity by 2025 is the Cow Lane / Church Hill junction with the Cow Lane (East) at 69% with an expected queue at times of two cars.

5.123 Traffic from demolition of existing buildings shows combined HGV and staff trips will generate approximately 100 vehicle movements (50 in, 50 out) per day. For construction, a Combined HGV and staff trips will generate approximately 280 vehicle movements (140 in, 140 out) per day.

5.124 With the above traffic modelling results for the original 250 dwellings, Highways are satisfied that the development will not have a detrimental impact on the highway and travel network during construction or upon completion. The most recent five years' worth of data of PIA's suggest that there are no recorded incidents in the study area of interest in the past 5 years.

5.125 Mitigation by a construction management plan during demolition and construction is requested by the Highways to be secured by condition. Local pedestrian improvements for dropped kerbs and tactile paving are likely to be required, to be secured by planning obligation.

### Conclusion

5.126 The UK government's National Planning Policy Framework states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". This an allocated site under Policy HSA23 of the Councils Housing Sites Allocation DPD for some 140 dwellings. While this proposal provides for a higher provision of 160 dwellings there is little or no evidence that there will be a detrimental impact on the highway and travel network and that any impact is severe.

5.127 Amendments are however required regarding sight lines for the access onto the High Street to be secured by condition. With this condition and the planning obligations identified the proposal is considered to comply with policies TRANS.1 and CS13.

## 6. Planning Balance and Conclusion

6.1 Attributing weight is a matter for the decision maker. Officers have reviewed the weight usually attributed to the matters listed, and have taken into consideration the weight generally given in reaching decisions on major housing schemes in the District. The following matters are considered to be the benefits of the proposal.

- a) The proposed development would provide 160 houses, including policy compliant 30% affordable, as well as 15% of houses built to additional building regulations standards for access and adaptability. This attracts significant weight by contributing to the supply of housing in accordance with policies ADPP1, ADPP5, CS1, C1 and HSA23.
- b) Moderate weight is given to the economic benefits during construction from employment and from future residents to the local economy.
- c) The proposed public open space and green space exceeds that required by policy. It also provides for their management for residents. This attracts moderate weight as an additional formal and informal public green space in the area – particularly where the cricket pitch has been designated by the Compton NDP.
- d) The development includes measures to combat climate change with reductions in emissions under enhanced building regulations. A condition to achieve policy CS15 with regard to onsite renewable energy generation would comply with policy. This attracts modest weight where the development is considered capable of meeting the policy expectation.
- e) Minor weight is given to the landscape impacts of the proposal. It would conserve the AONB and create a landscape buffer to the north that would better relate to the countryside beyond and the height of the development would be limited to reflect that locally. However, whilst the number of dwellings is considered capable of being accommodated further work is required on the design code and the illustrative layout.
- f) The reinstatement of a former public right of way across the site and additional footpaths that link the site to the surrounding rights of way network attract minor weight where the proposal will increase connectivity.
- g) Minor weight is given to net benefits in biodiversity. Whilst there will be some loss of habitat and impact on protected species which can be mitigated and the long term management of the site would maintain it. The proposal has demonstrated the required net gain is achievable.
- h) Minor weight is given to the remediation of the land contamination on site. It is required as mitigation in order to provide a safe site for new housing, but nevertheless provides a long term benefit from its removal.

- i) Minor weight is also given to the employment proposal on site. Whilst the site area would be a fifth of the area being developed it does not provide any new employment building as part of the redevelopment.

6.2 The following matters are considered to be the adverse impacts weighing against the proposal.

- a) Minor adverse weight is given to the gatehouse building for community use. It would provide an on-site facility for future residents which is an expectation of major housing development, but it is small and not ideally located at the site entrance.
- b) Whilst the impact on the local highway network is acceptable the demolition and construction period is likely to be longer than other similar scale housing development due to the extent of demolition and land contamination remediation works required. This will have a longer than normally expected impact on the amenity of residents which is afforded minor adverse weight.
- c) It has been demonstrated that managing surface water on site is feasible and the flood risks from the development can be mitigated. However, there are constraints on discharge rates and infiltration methods are unsuitable due to the land contamination risk.

6.3 The local development plan is considered up to date and as such the tilted balance of paragraph 11d of the National Planning Policy Framework is not considered to be engaged. Having taken into account all of the relevant policy considerations and other material considerations referred to above, it is considered that the benefits of the proposal are greater in number and weight such that they outweigh the adverse impacts. The recommendation is therefore that the application be approved subject to the conditions identified and subject to a planning obligation.

## **7. Full Recommendation**

7.1 PROVIDED THAT a Section 106 Agreement has been completed by 17<sup>th</sup> March 2022 (or such longer period that may be authorised by the Service Director – Development & Regulation, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Service Director – Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

7.2 OR, if a Section 106 Agreement is not completed within the above timescale, to REFUSE PLANNING PERMISSION for the reasons listed below.



**Plans and drawings relevant to reports  
submitted to Western Area Planning Committee**

**Wednesday 23<sup>rd</sup> February 2022 at 6.30pm**

**At Council Chamber, Council Offices, Market Street,  
Newbury, RG14 5LD**

**And via Zoom**

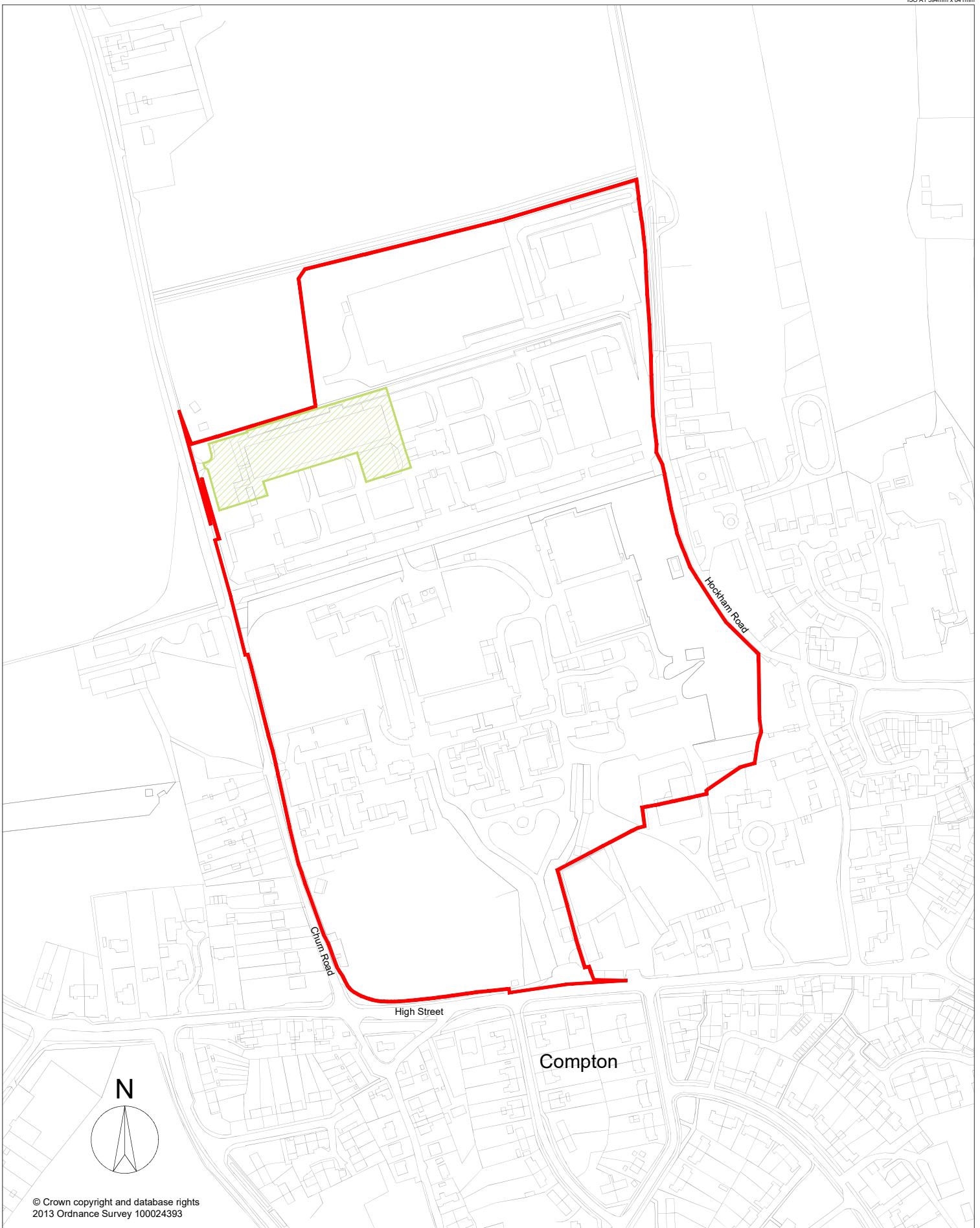
**[to be read in conjunction with the main agenda]**

*Please note:*

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)*



20/01336/OUTMAJ  
Institute For Animal Health  
High Street  
Compton  
Newbury  
RG20 7NN



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**PROJECT:**  
Former Pirbright  
Institute, Compton

**CLIENT:**  
Homes England

**SHEET NUMBER:**  
01\_008

**PROJECT NUMBER:**  
60544578

**SCALE:**  
1:1,250@A1

**DATE CREATED:**  
24/07/17

**KEY**

Red line application boundary (15.74ha)

Intervent site

**STATUS: For Discussion**

**CHECKING/VERIFICATION**

DRAWN:	BP	CHECKED:	WD
VERIFIED:	RG	DATE:	01/08/2018

**ISSUE/REVISION**

ISSUE/REVISION	DATE	DESCRIPTION
B	10/06/20	Red line amends
A	15/11/18	Hostel site included, ownership added

**SHEET TITLE:**  
Site Red Line Plan



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Note: The plan is based on buildings being 2 storeys in height.



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PROJECT:  
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Compton

CLIENT:  
Homes England

SHEET NUMBER:  
04\_108

PROJECT NUMBER:  
60544578

SCALE:  
1:1250@A1

DATE CREATED:  
27/02/2020

**KEY**

- Application boundary
- Public open space
- Indicative building
- Existing trees to be maintained
- New trees
- Future reserved employment site
- Private gardens
- Main roads
- Quiet street
- Site access
- Employment access
- Proposed pedestrian route
- Existing public rights of way
- Compton circular route
- Private drive / parking space
- Retained buildings

Status: For Planning

CHECKING/VERIFICATION			
DRAWN:	NO:	CHECKED:	BY:
VERIFIED:	NO:	DATE:	27/02/20
ISSUE/REVISION			
F	20/01/22	Layout revised	
E	18/01/22	Building CO67 retained	
D	03/11/21	Layout revised	
C	15/09/21	Private drive added	
B	17/05/21	Updated to client's comments	
A	21/05/21	Units reduced to 185	
I/R	DATE	DESCRIPTION	

SHEET TITLE:  
Illustrative Layout



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Note: The plan is based on buildings being 2 storeys in height.



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CLIENT:  
Homes England

SHEET NUMBER:  
04\_108

PROJECT NUMBER:  
60544578

SCALE:  
1:1250@A1

DATE CREATED:  
27/02/2020

KEY

- Application boundary
- Public open space
- Indicative building
- Existing trees to be maintained
- New trees
- Future reserved employment site
- Private gardens
- Main roads
- Quiet street
- Site access
- Employment access
- Proposed pedestrian route
- Existing public rights of way
- Compton circular route
- Private drive / parking space
- Retained buildings

Status: For Planning

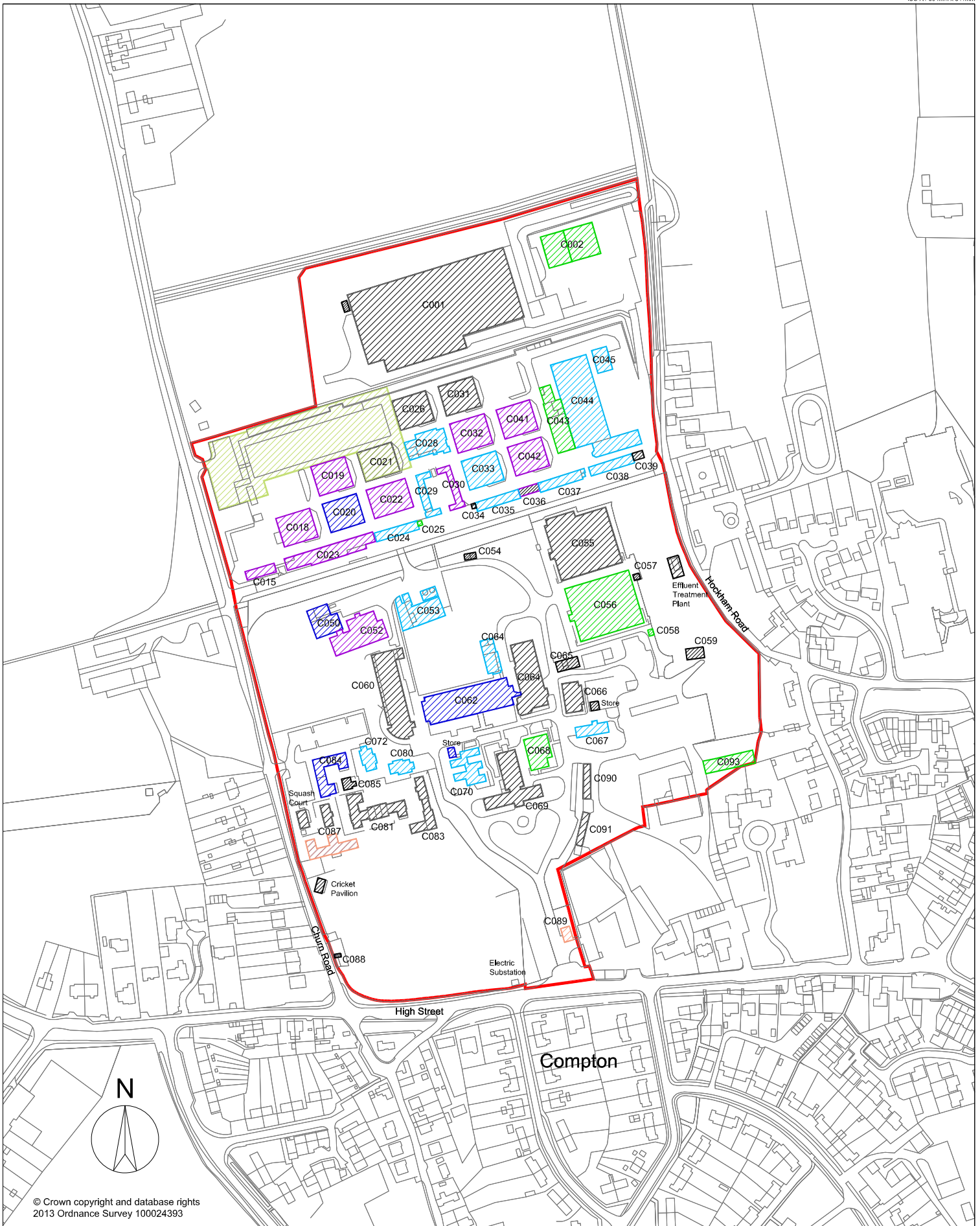
CHECKING/VERIFICATION

DRAWN:	NO	CHECKED:	RM
VERIFIED:	NO	DATE:	27/02/20

ISSUE/REVISION

I/R	DATE	DESCRIPTION
E	18/01/22	Layout revised
D	03/11/21	Layout revised
C	15/09/21	Private drive added
B	17/05/21	Updated to client's comments
A	21/05/21	Units reduced to 185

SHEET TITLE:  
Illustrative Layout



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**CLIENT:**  
Homes England

**SHEET NUMBER:**  
04\_105

**PROJECT NUMBER:**  
60544578

**SCALE:**  
1:1,250@A1

**DATE CREATED:**  
18/10/19

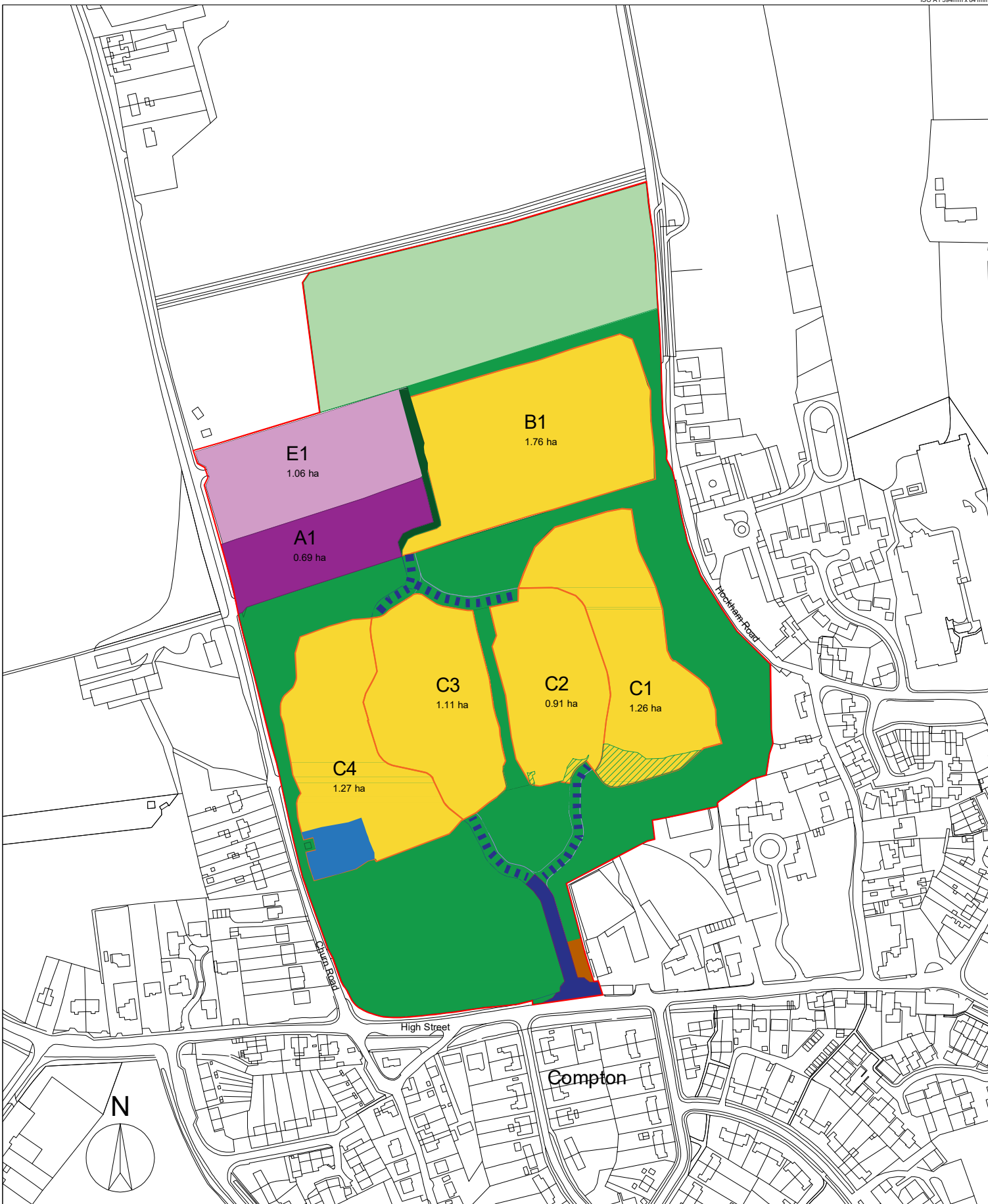
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- Red line application boundary (15.83ha)
  - Intervet site
  - Buildings to be demolished**
  - Phase 1
  - Phase 2
  - Phase 3
  - Phase 4
  - Phase 5
  - Retained

**STATUS: For Discussion**

CHECKING/VERIFICATION			
DRAWN:	BP	CHECKED:	WD
VERIFIED:	RD	DATE:	09/11/2019

ISSUE/REVISION		
C	19/01/22	C087 retained
B	10/01/20	Buildings revised
A	01/11/19	Demolition phase amended
NR	DATE	DESCRIPTION

**SHEET TITLE:**  
Demolition Plan



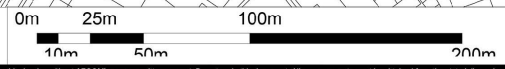
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VERIFIED	RG	DATE	20/09/19																		
<p><b>CLIENT:</b> Homes England</p>	<p><b>PROJECT NUMBER:</b> 60544578</p>	<p><b>SCALE:</b> 1:1,250@A1</p>	<p><b>ISSUE/REVISION</b></p> <table border="1"> <thead> <tr> <th>IR</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>18/01/22</td> <td>Parcel boundary updated</td> </tr> <tr> <td>D</td> <td>15/11/21</td> <td>Parcels changed</td> </tr> <tr> <td>C</td> <td>19/04/21</td> <td>Parcels changed</td> </tr> <tr> <td>B</td> <td>30/10/19</td> <td>Employment access added</td> </tr> <tr> <td>A</td> <td>28/10/19</td> <td>Parcels amended</td> </tr> </tbody> </table>	IR	DATE	DESCRIPTION	E	18/01/22	Parcel boundary updated	D	15/11/21	Parcels changed	C	19/04/21	Parcels changed	B	30/10/19	Employment access added	A	28/10/19	Parcels amended
IR	DATE	DESCRIPTION																			
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D	15/11/21	Parcels changed																			
C	19/04/21	Parcels changed																			
B	30/10/19	Employment access added																			
A	28/10/19	Parcels amended																			
<p><b>SHEET TITLE:</b> Land Use Parameters Plan</p>	<p><b>DATE CREATED:</b> 08/09/19</p>																				



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**PROJECT:**  
Former Pirbright  
Institute, Compton

**CLIENT:**  
Homes England

**SHEET NUMBER:**  
04\_102

**PROJECT NUMBER:**  
60544578

**SCALE:**  
1:1,250@A1

**DATE CREATED:**  
08/10/19

**KEY**

Red line application boundary	Cricket pitch
Development parcel	Retained Category A trees
Public open space serving a wider area	Retained Category B trees
Central green street	
Wildlife Habitat Area	
Green buffer	

**STATUS: For Planning**

**CHECKING/VERIFICATION**

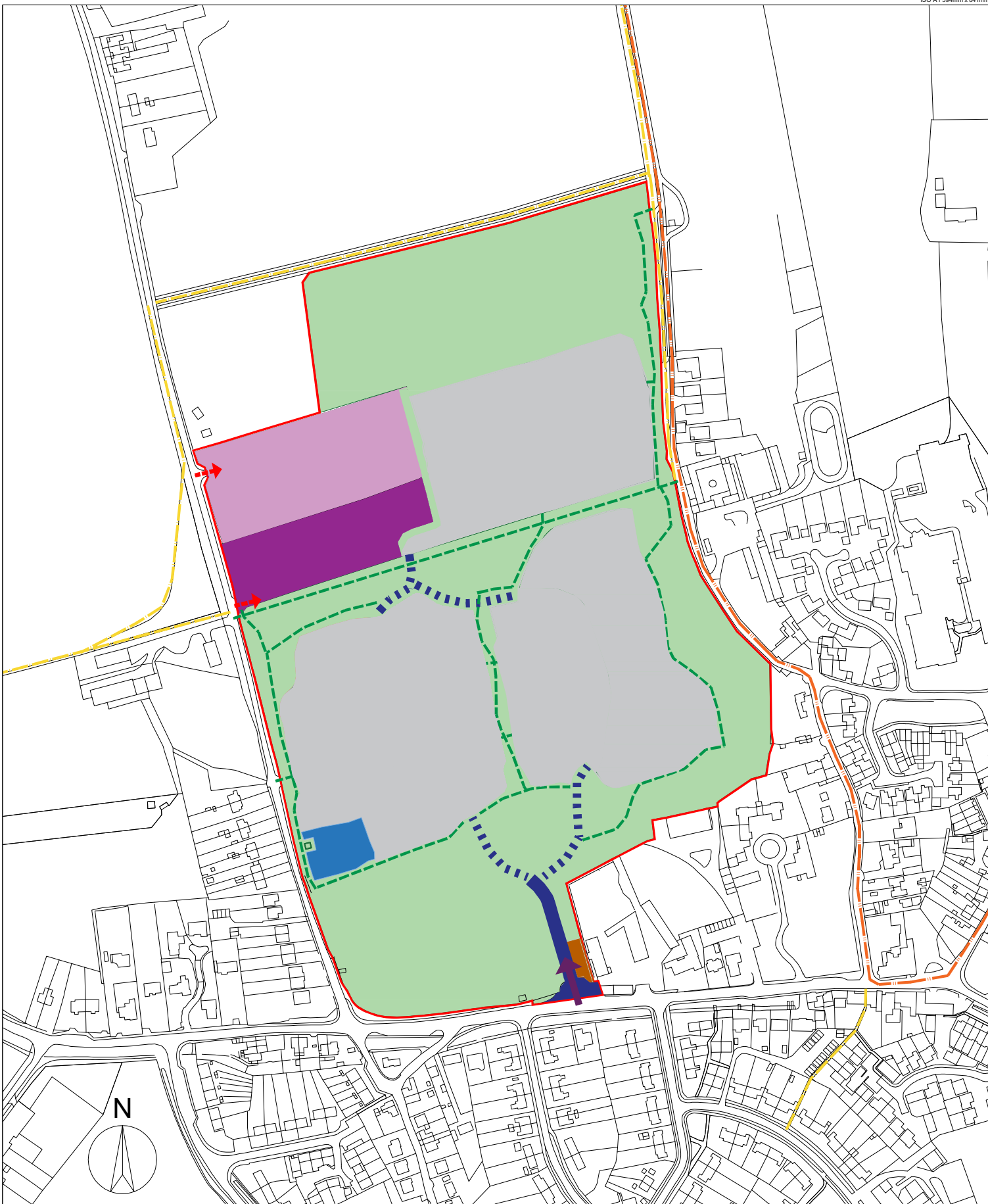
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VERIFIED:	RG	DATE:	30/10/19

**ISSUE/REVISION**

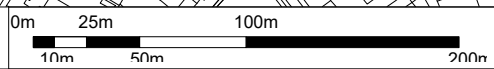
REV	DATE	DESCRIPTION
G	18/01/22	Parcel boundary updated
F	16/11/21	Category A & B trees added
E	15/11/21	Parcels changed
D	15/09/21	Play areas removed
C	07/05/21	Parcels changed
B	30/10/19	Community uses parcel amended
A	28/10/19	Parcels amended
1/R		

**SHEET TITLE:**  
Green Infrastructure Parameters Plan



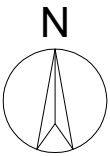


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	DRAWN	WD				CHECKED	WD																		
VERIFIED	RG	DATE:	28/10/19																						
<p><b>CLIENT:</b> Homes England</p>	<p><b>PROJECT NUMBER:</b> 60544578</p>	<p><b>SCALE:</b> 1:1,250@A1</p>	<p><b>DATE CREATED:</b> 08/09/19</p>	<p><b>ISSUE/REVISION</b></p> <table border="1"> <thead> <tr> <th>E</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>18/01/22</td> <td>Parcel boundary updated</td> </tr> <tr> <td>D</td> <td>15/11/21</td> <td>Parcels changed</td> </tr> <tr> <td>C</td> <td>2/03/20</td> <td>Emergency access added</td> </tr> <tr> <td>B</td> <td>30/10/19</td> <td>Employment access amended</td> </tr> <tr> <td>A</td> <td>28/10/19</td> <td>Parcels amended</td> </tr> <tr> <th>NR</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </tbody> </table>	E	DATE	DESCRIPTION	E	18/01/22	Parcel boundary updated	D	15/11/21	Parcels changed	C	2/03/20	Emergency access added	B	30/10/19	Employment access amended	A	28/10/19	Parcels amended	NR	DATE	DESCRIPTION
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B	30/10/19	Employment access amended																							
A	28/10/19	Parcels amended																							
NR	DATE	DESCRIPTION																							

**SHEET TITLE:**  
Movement Parameters Plan



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**PROJECT:**  
Former Pirbright Institute,  
Compton

**CLIENT:**  
Homes England

**SHEET NUMBER:**  
04\_115

**PROJECT NUMBER:**  
60544578

**SCALE:**  
1:1250@A1

**DATE CREATED:**  
03/11/2021

**KEY**

- 2 bed unit (40 units - 25%)
- 3 bed unit (64 units - 40%)
- 4 bed unit (40 units - 25%)
- 5 bed unit (16 units - 10%)
- Total: 160 units - 100%

**SHEET TITLE:**  
Indicative Housing Mix

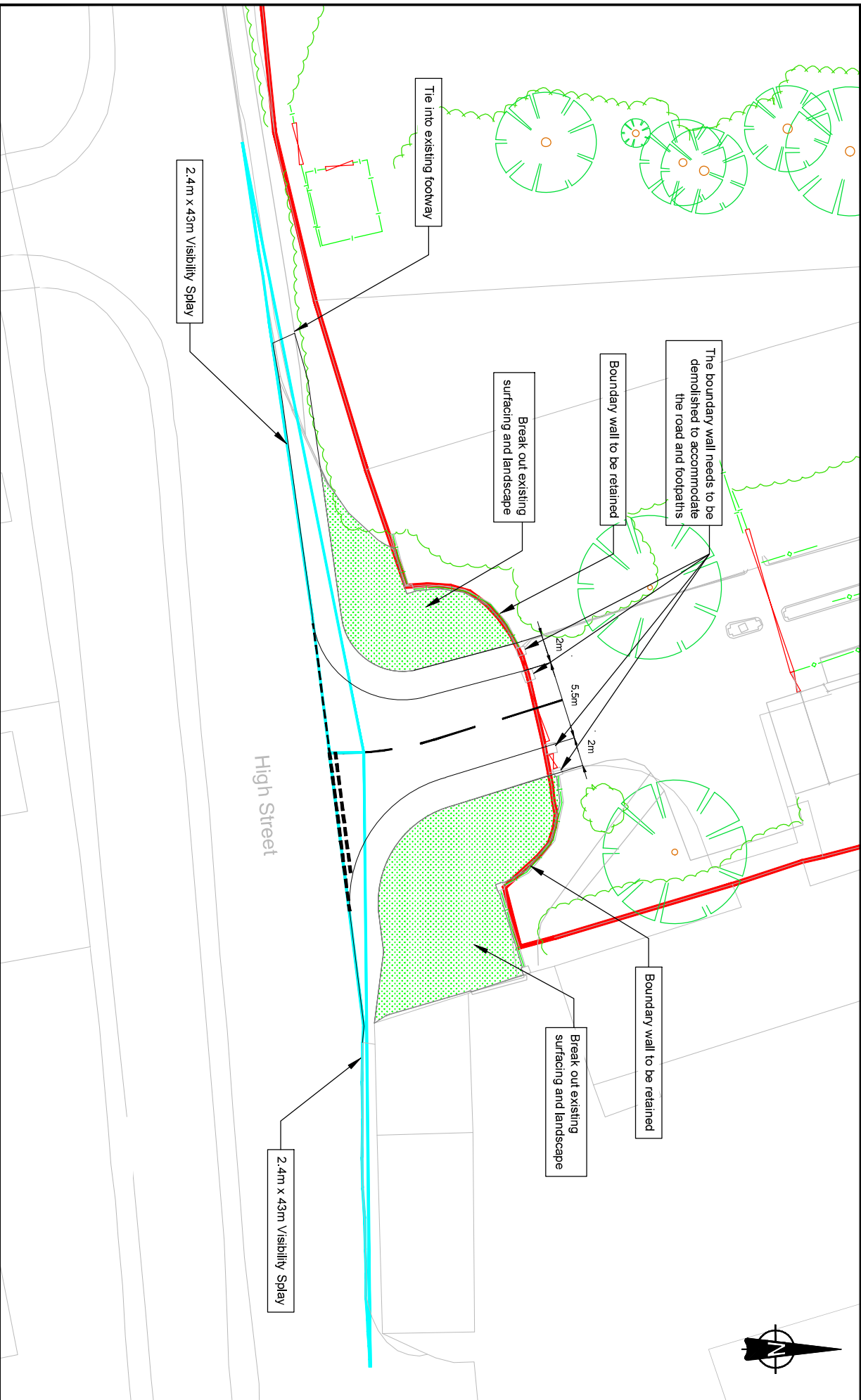
Status: For Discussion

**CHECKING/VERIFICATION**

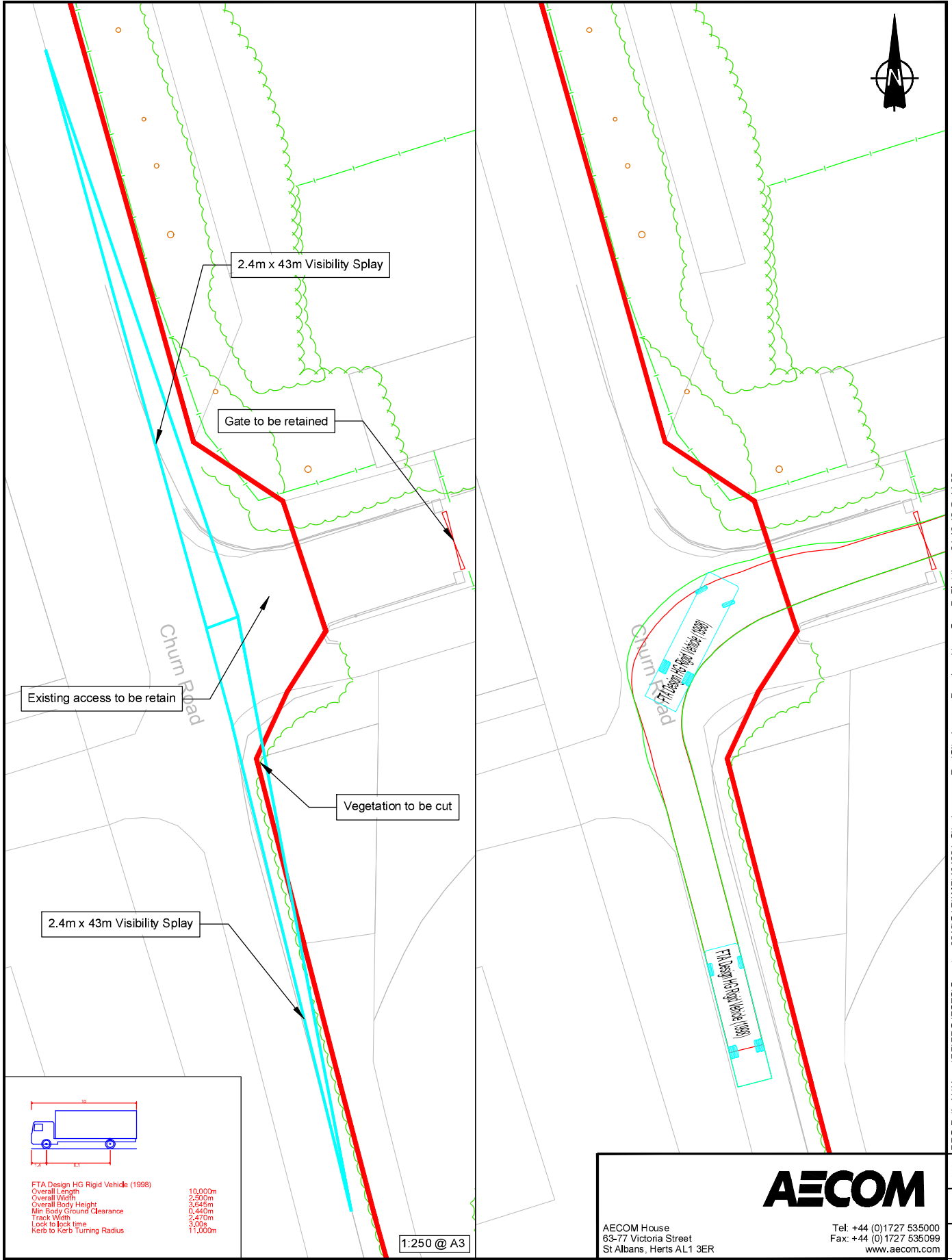
DRAWN:	NO:	CHECKED:	BY:
VERIFIED:	NO:	DATE:	03/11/21

**ISSUE/REVISION**

IR	DATE	DESCRIPTION



Client:	Homes England	Title:	Proposed Access Arrangement
Project:	Former Pitbright Institute Compton	<p>AECOM House 63-77 Victoria Street St Albans, Herts AL1 3ER</p> <p><b>AECOM</b></p> <p>Tel: +44 (0)1727 535000 Fax: +44 (0)1727 535089 www.aecom.com</p>	
Design:	AM	CAD:	AM
CHKd:	DC	Appd:	SOC
Date:	October 2019	Scale:	1:250 @ A3
No. 60544578_SK001		Rev:	
			A3



DRG Path: H:\Home\DP\PROJECTS\Compton 2019\CAD\DWG\191204\_Site Accesses Rev\Site Access\_Rev.dwg User: CrewD Plot time: 04-12-19 @ 11:32am

FTA Design HG Rigid Vehicle (1998)  
 Overall Length: 10,000m  
 Overall Width: 2,500m  
 Overall Body Height: 3,645m  
 Min Body Ground Clearance: 9,440m  
 Track Width: 2,470m  
 Lock to lock time: 3,00s  
 Kerb to Kerb Turning Radius: 11,000m

Client:	Homes England
Project:	Former Pirbright Institute Compton

Title:	Churn Road Intervet HGV Access
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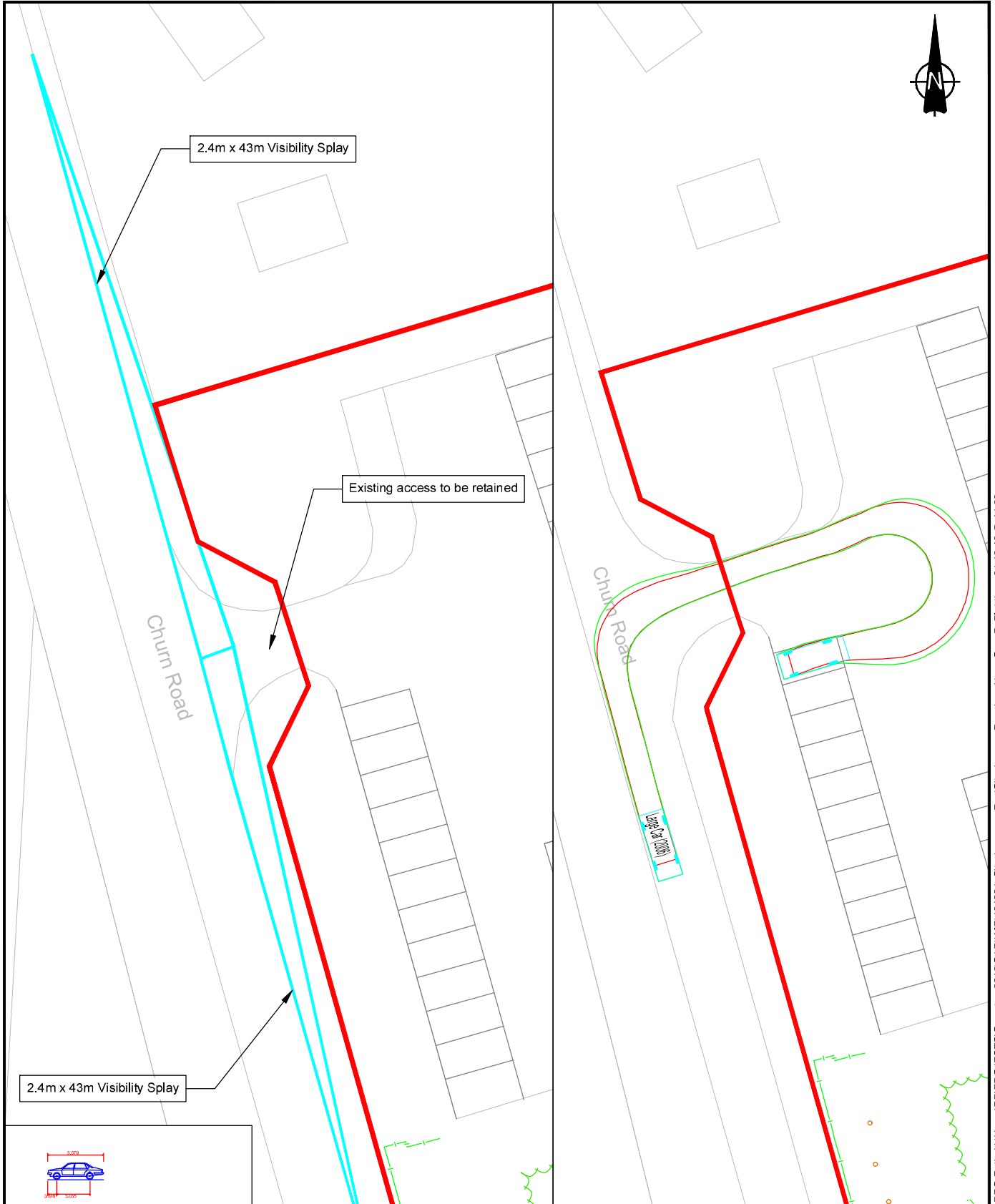
AECOM House  
63-77 Victoria Street  
St Albans, Herts AL1 3ER

Tel: +44 (0)1727 535000  
Fax: +44 (0)1727 535099  
www.aecom.com

Design: DC	CAD: DC
Chk'd: SOC	App'd: JA
Date: November 2019	Scale:

**No. 60544578\_SK002**

Rev:	A
------	---



Large Car (2006)

- Overall Length: 5.029m
- Overall Width: 1.925m
- Overall Body Height: 1.525m
- Min Body Ground Clearance: 0.310m
- Max Track Width: 1.831m
- Lock to lock time: 4.00s
- Kerb to Kerb Turning Radius: 5.300m

Client:	Homes England
Project:	Former Pirbright Institute Compton

Title:	Churn Road Intervet Car Park Access
--------	--

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Fax: +44 (0)1727 535099  
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Design: DC	CAD: DC
Chk'd: SOC	App'd: JA
Date: November 2019	Scale:

No. 60544578\_SK003

Rev: A

A3

DRG Path: H:\Home\DP\PROJECTS\Compton 2019\CAD\DWG\191204\_Site Accesses Rev\Site Access\_Rev.dwg User: CrewD Plot time: 04-12-19 @ 11:33am

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# Agenda Item 4.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	22/00897/RESMAJ Lambourn	8th July 2022	Approval of reserved matters following Outline application 19/02979/OUTMAJ for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Access, Appearance, Landscaping and Layout.  Land South Of Tower Works, Lambourn Woodlands, Hungerford.  Walker Logistics Limited

The application can be viewed on the Council's website at the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00897/RESMAJ>

**Recommendation Summary:** To **DELEGATE** to the Service Director, Development and Regulation to **GRANT RESERVED MATTERS APPROVAL** subject to the schedule of conditions (Section 8 of the report)

**Ward Member(s):** Councillor Howard Woollaston

**Reason for Committee Determination:** More than 10 letters of objection

**Committee Site Visit:** 2nd February 2023

## Contact Officer Details

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## 1. Introduction

- 1.1 This application seeks approval of reserved matters following the outline planning permission granted (ref: 19/02979/OUTMAJ) for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. The reserved matters to be considered under this application relate to: Access, Appearance, Landscaping and Layout.
- 1.2 Condition 3 of outline permission 19/02979/OUTMAJ granted requires the layout of the site to be in 'broad accordance' with the indicative block plan, and that the height (scale) of the building approved shall be a maximum of 12.6 metres. As such, the Scale of development was a reserved matter that was established and approved as part of the outline planning permission.
- 1.3 The application site is located outside of any defined settlement boundary in land defined as countryside under Policy ADPP1 of the Core Strategy. It consists an agricultural field that to the west is bordered by a dense boundary of trees separating it from Membury Airfield. To the north and south adjoining the site are industrial buildings within the Membury Protected Employment Area. To the east of the site is Ramsbury Road and open agricultural land.
- 1.4 The submitted plans propose the construction of an access onto Ramsbury Road at a point south of that previously shown indicatively in the outline planning permission. The applicants advise that the site access has been moved southwards by approximately 60 metres from that shown on the indicative block plan provided at outline stage to accommodate HGV manoeuvres and achieve the greatest visibility splays possible at the junction with Ramsbury Road. Access to Membury Airfield for aircraft is also proposed in the same manner as the indicative block plan (see Appendix 1 to this report) that was approved at the outline stage and which these reserved matters are required by condition to broadly follow.
- 1.5 In respect of Layout, the building proposed has been positioned in broad accordance with the indicative block plan approved at outline stage. The footprint of the building in terms of its width and length, whilst now proposed as being narrower and longer, is also considered to be in broad accordance with the indicative block plan approved at outline stage. The proposed access route through the site, positioning of landscaping and car parking is also considered to be in broad accordance with that plan.
- 1.6 In terms of Appearance, the proposed building would be of similar appearance to that shown indicatively at the outline stage and in accordance with the Scale of the proposal as previously approved. The external materials for the proposed building comprise shades of green cladding to the walls, anthracite and metallic silver to windows, doors and Brise Soleil, and mushroom coloured cladding to the roof.
- 1.7 In respect of Landscaping, the layout of landscaping broadly follows that shown indicatively at the outline stage. An extensive area of landscaping including a planted bund is proposed to the east of the building, between the building and Ramsbury Road, as well as to the south, between the car parking area and the neighbouring buildings.



## 2. Planning History

2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
23/00202/COND	Application for approval of details reserved by condition 13 (SuDS) of planning permission 19/02979/OUTMAJ - Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an	Awaiting determination
23/00011/COND	Application for approval of details reserved by condition 12(Lighting) of approved 19/02979/OUTMAJ - Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale	Awaiting determination
22/00862/COND3	Application for approval of details reserved by condition 13 'SuDS' of approved application 19/02979/OUTMAJ: Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale	Refused 28/6/2022
22/00861/COND2	Application for approval of details reserved by condition 6 'CMS' of approved application 19/02979/OUTMAJ: Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale	Refused 9/9/2022
22/00858/COND1	Application for approval of details reserved by condition 9 'zero carbon', 10 'CEMP', 11 'LEMP', 16 'levels' and 18 'travel plan' of approved application 19/02979/OUTMAJ: Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with	Awaiting determination

	ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale	
22/00884/NONMAT	Non Material Amendment to planning permission 19/02979/OUTMAJ: Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale. Amendment: Alter the wording of Condition 8 (BREEAM) of the original approved application.	Refused 28/4/2022
19/02979/OUTMAJ	Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale	Approved 5/5/2021
19/01123/SCREEN	EIA Screening Opinion made under Regulation 6 of the Town and Country Planning (EIA) Regulations 2017 (as amended)	Not EIA Development Response issued 3/6/2019
17/01175/SCREEN	EIA Screening Opinion made under Regulation 5 of the Town and Country Planning (EIA) Regulations 2011 (as amended)	Not EIA Development Response issued 13/6/2017

- 2.2 As noted above, this reserved matters application seeks the approval of details reserved from the outline planning permission previously granted under 19/02979/OUTMAJ. Therefore, it is only matters relating to access, appearance, layout and landscaping that are for consideration in the determination of this application.

### 3. Procedural Matters

#### ***Amended Plans and Additional Information***

- 3.1 During the consideration of this application and following initial consultation responses received, the applicant submitted a package of amended plans and additional information which sought to address issues raised by consultees. That package included amendments to the proposed landscaping scheme, main car park layout, height of building and bund, and, the proposed materials to be used on external surfaces

of the building. The additional information comprised a Site Fencing Plan, CGI Visuals and a Landscape and Ecological Management Plan (LEMP). Consultees were re-consulted in respect of that package. Third parties who had previously submitted representations to the application were also re-consulted and a site notice was also erected advising of the submission of amended plans, as set out below.

- 3.2 Following the consultation responses received in respect of that first package of amendments and additional information, the applicant submitted a further, second, package of amended plans and additional information which sought to address issues raised by consultees. That second package included further amendments to the proposed landscaping and drainage scheme. A lighting plan was also submitted. That second package was re-consulted on with consultees. Third parties who had previously submitted representations to the application were also re-consulted and a site notice was also erected advising of the submission of a second package of amended plans as set out below.
- 3.3 As a result of that second re-consultation exercise, an error in the second package of amended plans was identified, relating to the sections plans submitted by the applicant for the proposed bund which did not show a bund of slopes 1:3 and 1:4, as was advised in writing by the applicant in their covering letter. That error was communicated to the applicant who then sought to submit further amended plans to address that error. Further amended plans were received on 13 January 2023 and 18 January 2023. Those plans amended the eastern slope of the proposed bund to provide a shallower 1:4 slope for planting as they had intended, however, the western slope of the proposed bund was not amended and is proposed to achieve a slope ranging from 1:2.71 to 1:2.8 only.
- 3.4 As a result in that change to the eastern slope of the proposed bund, the width of the bund increased by approximately 3 metres together with an increase in the amount of planting (trees and understorey) - whilst maintaining the relative proportions of each species - due to the increased planting area on the bund. An approximate 1.5 metre reduction in the extent of wildflower meadow proposed surrounding the attenuation basin was also introduced. To ensure consistency between plans to be approved, the site layout plan, soft landscaping plans and landscape masterplan were also amended to show the increased width and planting area of the proposed bund.
- 3.5 Having reviewed those amended plans, whilst the error relating to a 1:3 slope has not been addressed, officers considered that the changes detailed in the preceding paragraph from those plans re-consulted upon in December 2022 were minor, did not impact on any other issues raised by consultees in previous responses received and represented an improvement in the scheme proposed. Therefore, it was considered that those further amended plans did not require a further re-consultation with consultees or third parties and no-one would be prejudiced from having the opportunity to comment on the application as a whole. Consequently, those additional amended plans were accepted onto the planning file and are considered in the assessment of the application set out below.

## **EIA**

- 3.6 As noted in the preceding section of this report, EIA Screening opinions were previously sought (ref: 17/01175/SCREEN and 19/01123/SCREEN) and the Council determined that the development proposed in both of those applications was not considered to represent EIA development within the meaning of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 3.7 Upon submission of the outline application, further consideration as to whether the development proposed would likely result in significant effects within the meaning of the EIA regulations was undertaken (paragraph 3.1, Item 2 of the Western Area Planning

Committee Agenda). Based on those outline application submissions, which included the indicative block plan showing a taxiing strip for aircraft (see Appendix 1), display of an aircraft within the museum proposed and large doors to the building to enable access by an aeroplane, it was determined that the development proposed is not EIA development.

- 3.8 Following submission of this application, the Local Planning Authority again adopted an EIA screening opinion for the development proposed. Whilst the development proposed is classed as Schedule 2 development within the meaning of the EIA Regulations – as was established in the previous screening opinions - taking into account the selection criteria in Schedule 3 of those Regulations, it was again considered that the proposal is not likely to have significant effects on the environment in terms of the EIA Regulations. Therefore, the development proposed is not considered EIA Development within the meaning of the Regulations.
- 3.9 Representations received to this application raise concern that the introduction of a taxiing strip for aircraft to the adjacent runway and potential use of the building as an operational aircraft hangar would be considered EIA development within the meaning of the EIA Regulations. As previously advised, the outline permission granted the creation of a taxiing strip and use of part of the building as a museum (Use Class D1) which would include the display of aircraft. The outline application submissions also showed the intended provision of large doors on the north elevation of the museum to enable large items to be displayed at the museum. Should the museum be used for other purposes than as a museum, planning permission would be required and subject to further EIA screening. The applicants have advised that aircraft to be held within the museum would be flown in and occasionally used for display shows around the country, resulting in no more than 10 aircraft movements per calendar year (5 in, 5 out) between April and September. On that basis, and given that Membury Airfield is an operational airfield, this information is not considered to alter the view that the development granted permission in outline, for which approval of detailed matters reserved are sought in this application, is not EIA development within the meaning of the EIA Regulations.

### ***Publicity***

- 3.10 Site notices were displayed on 12 May 2022 and the deadline for representations expired on 6 June 2022. Press notices were advertised in the Newbury Weekly on 21 and 28 April 2022.
- 3.11 Following the submission of a package of amendments and additional information during the consideration of the application, an amended plans site notice was displayed on 15 November 2022 and the deadline for representations expired on 6 December 2022. Members of the public who had previously submitted representations to the application were also notified by letter on 8 November 2022 of the submission of a package of amendments and additional information.
- 3.12 Following the submission of a further, second package of amendments and additional information, a new amended plans site notice was displayed on 5 January 2023 and the deadline for representations expired on 26 January 2023. Members of the public who had previously submitted representations to the application were also notified by letter on 20 December 2022 of the further package of amendments and additional information submitted.

### ***Community Infrastructure Levy (CIL)***

- 3.13 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged

on residential (C3 and C4) and retail (A1 - A5) development. CIL is not considered in this report.

## 4. Consultation

### *Statutory and non-statutory consultation*

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<p><b>Lambourn Parish Council:</b></p>	<p>Object. Outline application for a new Logistics Warehouse (Use Class B8), with Ancillary Office space, an Aircraft Museum (Use Class D1) and associated Access, Car Parking, Landscaping and Layout.</p> <p>D1 Use is for Schools, Public Libraries, Museums etc, not for an Aircraft Hanger, there has been a material change in the application, which now includes aircraft movements, and an extension to the airfield, with access from the Walkers Logistics Building to a live runway, which they now state (via public consultation, they will be flying out of the site between 25-30 times per annum. This was never discussed by the Western Area Planning Committee, nor raised by the case officer. The original application was for a Private Museum, open potentially by invitation only 25 days a year. There is no traffic data for the museum in the Travel Plan. Of note, this was development was deemed unsustainable.</p> <p>Landscape: To facilitate access a line of trees, that previously provided screening has been removed to the rear of the site. This was done after the AONB Consultee had been asked for (and submitted their opinion) which had already stated that the negative impact that this development would have on the environment, would not outweigh the economic argument.</p> <p>Site Layout: 22/00897/RESMAJ-Parking, ninety plus car parking spaces, motorcycle spaces and cycle spaces, plus bus parking to accommodate the shuttle bus. This is insufficient, given the rise in staff numbers provided to the Western Area Planning Committee, the figures rose from forty in the application, to an unsubstantiated 150-200, at the Committee, which swayed the economic argument. The Case Officer was asked what evidence submitted/business model was to corroborate this, he stated that there was no evidence provided by the applicant (nor was a new business model asked for).</p> <p>Travel Plan-is unrealistic, access to the site is poor. There is one bus, which stops on Ermin Street, there are no pavements or streetlights and Walkers themselves rated themselves zero, when it came to public transport. The shuttlebus scheme was deemed unsustainable, and Walkers encouraging their staff to cycle to work, on roads</p>
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	<p>that are already deemed dangerous is ill advised given that they will be increasing the traffic on the local rural road network substantially.</p> <p>As a Parish Council why have we not been asked to comment on the other Conditions applications?</p>
<b>Lambourn Parish Council (following 1st package of amendments):</b>	No response received.
<b>Lambourn Parish Council (following 2nd package of amendments):</b>	No response received.
<b>Chilton Foliat Parish Council:</b>	<p>Objection. Increase in number of flights; significant increase in number of HGV movements and impact on local highway network and highway safety; suitable signage at all necessary locations are required to make it clear that the B4001/B4192 route must not be used for any traffic from the site; in particular, signage preventing any movements from turning right out of the site onto Ramsbury Road must be included to avoid the possibility of unsuitable traffic movements accessing the lane through Crooked Soley.</p>
<b>WBC Highways:</b>	<p>The principal of this development is already approved at outline stage. The layout would appear to be acceptable, however to determine the adequacy of the car parking levels, can the following be provided:</p> <ul style="list-style-type: none"> <li>• Details of maximum number of staff likely to be present for the commercial use</li> <li>• Details of the maximum number of visitors expected at the museum</li> <li>• How will the busiest times for the museum compare with the busiest times for the commercial use?</li> </ul>
<b>WBC Highways (following 1st package of amendments):</b>	No objections subject to conditions to secure electric vehicle charging points; parking and turning in accordance with plans; access construction prior to occupation/use; cycle parking in accordance with plans.
<b>WBC Highways (following 2nd package of amendments):</b>	No further comments to make.
<b>WBC Landscape Consultant:</b>	<p>Objection. Details of access appearance required; revisions and additional information in respect of proposed materials required; a revised masterplan and planting plan needs to be submitted based on this original concept as set out within the outline application Block Plan; landscape and visual appraisal provides and inaccurate assessment.</p>

<b>WBC Landscape Consultant (following 1st package of amendments):</b>	Objection. The proposals still need to be revised to provide a successful scheme in line with the level of mitigation required and an acceptable landscape strategy for this area of the AONB.
<b>WBC Landscape Consultant (following 2nd package of amendments):</b>	Overall, the above drawings now comply with the outline Block Plan and list of landscape reserved matters; although I would still recommend that the lighting plan is modified for this site within the AONB.
<b>WBC Ecologist:</b>	Changes to landscaping proposed required; small mammal underpass required; amendments to proposed LEMP required.
<b>WBC Ecologist (following 1st package of amendments):</b>	Further changes to landscaping and LEMP required.
<b>WBC Ecologist (following 2nd package of amendments):</b>	The planting/soft landscaping layout and LEMP is acceptable.
<b>WBC Lead Local Flood Authority (LLFA):</b>	Whilst the applicant has put together a good SuDS scheme and has put appropriate consideration into their application, there are still some outstanding matters that needed to be addressed with respect to the surface water drainage. There is therefore some potential for the drainage matters to impact the soft landscaping proposals.
<b>WBC LLFA (following 1st package of amendments):</b>	No further comment on the reserved matters application.
<b>WBC LLFA (following 2nd package of amendments):</b>	Matters relating to SuDS will be dealt with by the respective condition. We have no further comments on the reserved matters as sufficient evidence has been provided to show that a feasible SuDS solution is possible within the extent of the proposal.
<b>WBC Tree Officer:</b>	No objections subject to landscaping condition.
<b>WBC Tree Officer (following 1st package of amendments):</b>	No objections, satisfied with the latest landscaping submissions.
<b>WBC Tree Officer (following 2nd package of amendments):</b>	Landscaping scheme is acceptable.
<b>WBC Environmental Health:</b>	No comments to make.

<b>WBC Environmental Health (following 1st package of amendments):</b>	I have no comments to make in relation to the reserved matters application and appropriate conditions have already been included under the outline consent for noise and construction impacts.
<b>WBC Environmental Health (following 2nd package of amendments):</b>	No comments to add.
<b>WBC Transport Policy:</b>	I note from the updated Transport Assessment Note, that a BREEAM Accessibility Index calculator has been used to determine the Accessibility score for the development. Given the site's location is remote from local bus and rail services, the Accessibility Index score is 0. This reinforces the concerns raised by officers at the time of the consented 2019 application, especially in the light of the Council's declared Climate Emergency. The Travel Plan Statement prepared for the 2019 outlined the long-term provision of a staff minibus schemes linking the site to Reading and Swindon, and for the promotion of car sharing. Both of these will need to be successfully implemented to help minimise car journeys to the site.
<b>WBC Transport Policy (following 1st package of amendments):</b>	No response received.
<b>WBC Conservation Officer:</b>	No objections.
<b>WBC Conservation Officer (following 1st package of amendments):</b>	No objections.
<b>WBC Conservation Officer (following 2nd package of amendments):</b>	There are no historic conservation implications to this application. However, landscape advice will be key.
<b>WBC Archaeology:</b>	On balance I don't think there are any particular archaeological implications to this proposal.
<b>WBC Archaeology (following 1st package of amendments):</b>	No further comments.
<b>WBC Economic Development Team:</b>	Due to this being the approval of reserved matters focused around the Access, Appearance, Landscaping and Layout of the site, the Economic Development Department does not have any further comments to make on the development.
<b>Civil Aviation Authority (CAA):</b>	No response received.



<b>Civil Aviation Authority (CAA) (following 1st package of amendments):</b>	No response received.
<b>Civil Aviation Authority (CAA) (following 2nd package of amendments):</b>	No response received.
<b>North Wessex Downs AONB:</b>	No response received.
<b>WBC Planning Policy:</b>	No response received.
<b>WBC Waste Services:</b>	No response received.
<b>SPOKES:</b>	No response received.
<b>WBC Countryside Team:</b>	No response received.
<b>Thames Valley Police:</b>	No response received.
<b>Thames Water:</b>	No response received.
<b>Royal Berkshire Fire and Rescue:</b>	No response received.

### ***Public representations***

- 4.2 Representations have been received from 33 contributors, all 33 of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Addition of access (taxiing strip) for aeroplane to an aircraft hangar is a material change to proposal from that granted in the outline planning permission;
  - Health and safety concerns regarding aircraft use;
  - Aircraft is to attend air shows 20 to 30 times a year resulting in negative environmental impact from air and noise pollution and loss of trees and landscaping due to air traffic movements;
  - Aircraft movements and hanger use not considered by the Western Area Planning Committee;
  - Use of aircraft access to runway to transport goods;
  - Pollution of River Kennet and River Lambourn due to runoff;
  - Removal of trees;
  - Lack of existing public transport resulting in use of car by employees;
  - Lack of parking provision;
  - Shuttle bus is unsustainable and will be abandoned;
  - Cycling, horse riding and walking will be inhibited by HGV traffic and dangers they pose;

- Lack of and inadequate information/data regarding traffic, including museum visitors bay car and coach;
- Concern regarding unrestricted permission granted;
- Lack of involvement/comment from the North Wessex Downs AONB including relating to use of runway and aircraft movements;
- Impact on local roads and highway safety from increased traffic, including HGVs;
- Light pollution and impact on ecology, including from skylights/rooflights, hangar doors, taxiing strip and runway lighting;
- Impact on landscape and scenic beauty of AONB;
- Unsustainable location;
- Additional traffic will increase carbon footprint, including aircraft;
- Impact on electricity supply which is already under strain resulting in power cuts;
- Will not achieve zero carbon contrary to Policy CS15;
- Inconsistent proposals;
- Impact on tranquillity of countryside and AONB;
- Impact on ecology;
- Noise and air pollution;
- Contrary to West Berkshire environmental policies dealing with climate crisis;
- Transport and travel plan inadequate and cannot be secured and enforced against the company;
- Previous Planning Committee did not have accurate information to consider number of employees and traffic data and use of runway;
- Formal EIA Screening required;
- Lack of environmental impact assessment when one is required as development falls within Schedule 2 of EIA Regulations, is greater than 1ha, proposes an operational aircraft hangar and is located within the AONB;
- Lack of hazard assessment;
- Application differs from that granted at outline stage and therefore cannot be considered;
- Landscape screening will take a long time to establish;
- Proposed museum is now to be a working aircraft hangar which could be used at weekends;
- Landscaping along western boundary not within application site and cannot be secured;
- Increase in number of employees from 40 to 150-200;
- Approval of reserved matters will result in a legal challenge;
- Increase in traffic along B4000;
- Conditions 15 and 19 of outline permission 19/02979/OUTMAJ are unlawful;
- Lack of Flood Risk Assessment when one is required;
- Proposed access onto Ramsbury Road would be more prominent, resulting in a greater impact on the AONB;
- Ground/floor level of proposed building has changed resulting in higher ridge;
- Drainage issues, including impact on landscaping proposed;
- Recent serious accidents on the B4000 due to HGVs;
- Lack of adequate drainage information;
- Increased height of building;
- Building proposed is longer, more visible and more prominent in AONB resulting in adverse impact;
- Creation of bunds and planting of mature trees has been removed from the application;
- Pre-application advice indicates material change to the outline planning permission;
- Night Fright Promotions Ltd cannot lawfully operate from the site due to condition 15 of outline permission 19/02979/OUTMAJ;

- If this planning permission is approved, the Woodlanders Protection Group will then have the opportunity with an Aarhus Convention claim to protect the environment with a maximum exposure of £10,000;
- Use of site for commercial shipping of freight by air;
- Contamination from aviation fuel;
- Proposals not in broad accordance with indicative block plan provided for the outline application;
- The outline permission proposed two separate and distinct buildings abutting each other (B8 & D1), this application proposes an apparent blending of B8 and D1 uses into a single building with hangar doors opening onto a taxiing strip;
- No further requirement for industrial development at Membury in Local Plan Public Regulation 18 Consultation Document;
- Application for discharge of condition relating to external lighting cannot be determined until this application has been determined.

## 5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS5, CS9, CS10, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2019-2024
- WBC Quality Design SPD (2006)
- WBC Sustainable Drainage Systems SPD (2018)

## 6. Appraisal

6.1 The principle and scale of the development proposed have been determined under the Outline application 19/02979/OUTMAJ. Therefore, the main issues for consideration in this application in respect of access, layout, appearance and landscaping are:

- Design, Character and Appearance;
- Flooding and Drainage;
- Ecology;
- Highways;
- Other Matters.

### ***Design, Character and Appearance***

6.2 The proposed layout of the new building accords with the following maximum floor areas set out in condition 5 of permission 19/02979/OUTMAJ:

- Museum and military vehicle storage area 2180 sq.m
  - Class B8 storage and distribution warehouse 9060 sq.m
  - Ancillary office area 1150 sq.m
  - Ancillary welfare and security area 180 sq.m
- 6.3 The proposed scale of the building also accords with the maximum height of 12.6 metres set out in condition 3 of permission 19/02979/OUTMAJ.
- 6.4 Following the submission of amended plans and additional information, the layout of the site is considered to broadly accord with the indicative block plan (drawing number 03100-00-C, provided in Appendix 1) submitted at outline stage, as required by condition 3 of outline planning permission 19/02979/OUTMAJ.
- 6.5 The proposed layout comprises the building to be sited along the western edge of the site with a car parking area to the south of the building and a large hard standing area of brushed concrete to the east of the building for HGVs, bordered by swales along its eastern edge. The access road within the site and car parking area south of the proposed building would comprise tarmac with gravel surfaced parking bays and natural colour block paving for pedestrian areas.
- 6.6 Extensive areas of landscaping is proposed in the eastern and southern parts of the site which includes a tree planted bund with woodland understorey planting to the east of the proposed building and hard standing. The bund would be approximately 4.16 metres above the existing ground level with a slope between 1:2.71 and 1:2.85 on the western side, a level top 3 metres in width and a slope of 1:4 on the eastern side. Whilst the proposed western side of the bund does not achieve the 1:3 slope as stated by the applicant, an asymmetrical bund would still be achieved and the proposed shallower eastern side of the bund now shown would provide a more suitable planting area that is required to mitigate landscape and visual impact of the development proposed.
- 6.7 The difference in height between the ridgeline of the building and the top of the bund would be approximately 8.8m (9.94m was the height different indicatively shown in the drawing for the approved outline planning application). The tree planted bund would extend from the northern boundary of the site southwards to the access road within the site. Further extensive tree planting with woodland understorey planting would continue southwards on the opposite side of the access road to join the southern boundary along which the same planting would continue.
- 6.8 The eastern part of the site, north of the internal access road, would comprise grassland of an agricultural appearance together with an attenuation basin with trees at the northern edge of that basin and wet wildflower meadow planting surrounding the basin. Additional hedgerow planting interspersed with native trees would be introduced to replace that lost as a result of the proposed access onto the highway and would continue along the sides of the internal access road within the site. The eastern part of the site, south of the internal access road, would also comprise grassland of an agricultural appearance together with additional hedgerow planting interspersed with native trees along its boundaries.
- 6.9 Within the southwestern corner of the site an area of orchard tree planting is proposed to be set within wildflower meadow planting. A foul drainage reed bed, tussocky meadow planting and amenity grassland is also proposed in this location with swales and native tree planting abutting the proposed car park area.
- 6.10 The northern part of the site would comprise a large brushed concrete hard standing area boarded by tree and woodland understorey planting, adjacent to the existing vegetation north of the site. The taxiing strip to enable access to the adjoining airfield beyond the application site would be surfaced in grasscrete.

- 6.11 The proposed building would be approximately 179 metres long and approximately 72 metres wide. The proposed building shown indicatively in the plans submitted with the outline application measured approximately 163 metres in length and 80 metres wide. The building would have a height of approximately 11.3 metres.
- 6.12 The majority of the roof of the proposed building would comprise a shallow dual pitched mushroom coloured roof with solar panels and rooflights. The ancillary office element of the proposed building, clad in a green-grey colour, would have a flat roof at a lower level than the main roof, with a small section wrapping around the south-eastern corner of the building. The western, eastern and northern elevations of the warehouse and museum would be clad with moorland green coloured cladding with entrance surrounds in anthracite, aside from the pedestrian entrance to the museum which is to be clad in the same green-grey cladding as the office element.
- 6.13 The appearance of the majority of the proposed building would be reflective of buildings in the wider area in respect of colour and design. It is acknowledged that the ancillary office element of the proposed building comprises a large area of glazing, particularly in the south-eastern corner. However, this would be a minor element to the overall appearance proposed, and, when viewed in the context of the proposed layout and landscaping, is considered acceptable.
- 6.14 The building would be located close to the existing woodland belt along the western boundary of the site. An arboricultural survey and assessment has been submitted and reviewed by the Tree Officer which concludes that, subject to tree protection measures, damage to all retained trees, including that woodland belt, would not occur as a result of the proposed building or groundworks.
- 6.15 Considered together, the proposed layout, landscaping and appearance of the proposed scheme is acceptable. The proposed relocated access onto Ramsbury Road from that shown in the outline application submissions, together with the internal layout of the road would further reduce views of the proposed building from the public realm.
- 6.16 Whilst the Council's Landscape Consultant considers that the latest submissions now comply with the outline permission, they raise concern regarding the extent of lighting shown on the submitted plans. Officer's also have concerns with impact of the extent of proposed lighting within the AONB and open countryside. However, the proposed external lighting scheme is currently being considered through a separate application for approval of details reserved by condition 12 of permission 19/02979/OUTMAJ (ref: 23/00011/COND). Any conditions attached to this application are proposed to ensure that the plans approved as part of this reserved matters application do not grant permission for any external lighting indicated on those plans.
- 6.17 Therefore, as considered by the Local Planning Authority at the outline stage, whilst some localised harm to the character and appearance of the area and AONB will be experienced as a result of the layout, access and appearance of the development proposed, such impact would be limited, not experienced in the wider area and would be minimised by the substantial landscaping proposed. Furthermore, any residual harm is to be balanced against the economic benefits of the proposal, as was the case for the outline permission.

### ***Flooding and Drainage***

- 6.18 The outline permission was granted subject to a condition (no. 13) requiring details of the sustainable drainage methods to be submitted to and approved in writing by the Local Planning Authority. A previous application for approval of SuDS details was submitted (22/00862/COND3) but refused due to a lack of sufficient information provided.

- 6.19 As part of the application submissions for this reserved matters application, the layout and landscaping details provided propose an attenuation basin in the eastern part of the site, swales running north to south adjacent to the warehouse hard standing and alongside the northern edge of the internal access road, as well along the southern edge of the proposed car parking area. A foul drainage reed bed is also proposed in the southern part of the site.
- 6.20 The Lead Local Flood Authority (LLFA) have confirmed that the SuDS within the layout and landscaping proposed are acceptable in principle and that technical details of the proposed SuDS would be dealt with in a future submission of an application to approve details reserved by condition 13 of the outline planning permission.
- 6.21 Representations received raise concern regarding the lack of a formal Flood Risk Assessment (FRA) provided with the outline application and this reserved matters application. Whilst no document entitled an FRA has been submitted as part of this application, flood risk has been considered in the submitted Drainage and Flood Risk Statement provided with this application. That statement identifies that a less than 1 in 1,000 annual probability of river or sea flooding and negligible risk of flooding from reservoirs. Furthermore, the LLFA have not objected due to the lack of a formal FRA. It is considered that sufficient information has been provided to fully assess the proposals in respect of on-site or off-site flood risk.

### ***Ecology***

- 6.22 Following initial concerns regarding the proposed planting and lack of a small mammal underpass under the internal access road raised by the Ecologist, amended plans and additional information was submitted. The amended plans and additional information, including the provision of a small mammal underpass underneath the internal access road, are considered acceptable to the Ecologist.
- 6.23 A Landscape and Ecological Management Plan (LEMP) has been provided as part of this application for information only, as the consideration of that is dealt with under the separate application for the approval of matters reserved by condition 11 of the outline permission.

### ***Highways***

- 6.24 As previously noted, access to the site from Ramsbury Road is proposed to be approximately 60 metres south of that indicatively shown in the outline submissions. The applicant advises that this was necessary to accommodate HGV manoeuvres and ensure that visibility splays extend as far as possible.
- 6.25 In respect of parking, 90 spaces (including 4 accessible parking spaces) are proposed to be located within the main car parking area to the south of the proposed building, together with cycle shelter providing ten spaces for bicycles and a motorcycle parking area for 8 motorcycles. A further 10 spaces (including 2 accessible parking spaces) are to be located outside of the museum entrance.
- 6.26 Swept path plans have also been submitted that demonstrate sufficient room within the proposed layout for HGVs.
- 6.27 The Local Highways Authority Officer has reviewed the application submissions and raises no objections subject to conditions to secure electric vehicle charging points, parking and turning in accordance with plans submitted, access construction prior to occupation/use and cycle parking in accordance with plans submitted.

- 6.28 Representations received raise concerns regarding the impact of the proposed development on the local highway network as a result of the number and type of traffic generated by the development approved. That matter was considered during the determination of the outline application and is not a consideration of this reserved matters application.

### **Other Matters**

#### **Aircraft Movements and Access to Runway**

- 6.29 Concern has been raised by the Parish Council and in representations received regarding the introduction in this application of the provision of an access (taxiing strip) to the adjacent Membury Airfield and use of the museum to display aircraft. For the avoidance of doubt, those elements of the development proposed in this application are not new. Outline planning permission 19/02979/OUTMAJ was granted on the basis of the indicative block plan submitted at that stage (provided in Appendix 1) which showed provision of the taxiing strip for use by planes together with an area within the museum for the display of aircraft. The layout of the site to be approved in this reserved matters application is required to be in broad accordance with that indicative block plan by condition 3 attached to the outline planning permission.
- 6.30 The provision of the taxiing strip to Membury Airfield, through an existing bank of trees, was also considered in the Landscape and Visual Appraisal (LVA) submitted at the outline stage. That LVA concluded that whilst a section of the maturing woodland belt to the north-west of the site would be removed to allow access to the adjoining former airfield runway, in association with the proposed museum facility, this loss of woodland is more than compensated for by the addition of new woodland buffers across the site. No issue was raised at the outline stage in respect of this element of the proposal shown on the plans submitted with that application and subsequently conditioned to require this reserved matters application to broadly accord with.
- 6.31 Further information relating to the use of that taxiing strip was sought from the applicant who advised that:

*'We did not conduct pre-application discussions with local residents for the Reserved Matters application, and those that were undertaken with the Woodlands Action Group in respect of the Outline application mentioned the possibility of the museum (at the time) but were by no means definitive and certainly did not confirm aircraft movements.*

*That said, and partly in response to concerns raised by local residents we can confirm that Walkers Logistics are rethinking their long-term plans for the aircraft. The runway land is being looked at and considered for longer term development potential associated with its employment development through ongoing promotion via the emerging West Berkshire Local Plan.*

*The short-term plan is to bring the aircraft in to Membury occasionally (predominantly in the Summer), utilising the runway and the taxiway strip to the museum. We foresee this happening on a handful of occasions throughout the summer months.*

*We therefore envisage and estimate that the number of times the aeroplane will fly in and out of the airfield in any one year will be minimal, a handful of movements throughout the display season (April-Sep).*

*If and when the future allocation of the runway land is realised, we recognise that this would prevent the aircraft from flying into the southern part of the runway at Membury*

*and alternative plans would need to be made in terms of stationing the Dakota at the application site.'*

- 6.32 Subsequently, however, minutes of a meeting held on 13 December 2021 between the applicant, agent, ward member, MPC (PR consultancy) and third parties was provided by the Ward Member and members of the public. Those minutes indicate that the Dakota aeroplane currently being worked on in Coventry would be on display at the museum except for when it was visiting air shows, estimated at that meeting to be between 15-20 per annum. Nonetheless, the applicant has now advised as part of this application that no more than 10 aircraft movements (5 in, 5 out) would occur each year.
- 6.33 The Civil Aviation Authority (CAA) was consulted on three occasions during the consideration of this application, however, no response has been received. The Environmental Health Officer has been consulted in respect of the anticipated aircraft movements to and from the site, as well as the application as a whole, and raises no objections.
- 6.34 The adjacent Membury Airfield is an operational airfield. It is not considered that the number of aircraft movements (10≤ per annum) would represent a significant increase upon those aircraft movements that can take place currently at the airfield. To ensure that such aircraft movements occur in relation to the movement of the Dakota plane that is to be displayed in the museum only, and not utilised for the transport of goods, it is recommended that a condition is imposed restricting the number and type of aircraft movements to and from the site to a maximum of ten between 1st April and 31 September only.
- 6.35 In respect of potential noise and air pollution through the use of Membury Airfield for the taking off and landing of the Dakota plane, no objections have been raised by the Environmental health Team or the CAA. No evidence has been provided to demonstrate a potential significant impact in respect of noise and air pollution that would result from the use of the airfield as a result of this development. A Dakota plane could take off and land at Membury Airfield at present, without the need for planning permission. It is not considered that the potential 10 aircraft movements per annum associated with this development would represent a significant increase upon those aircraft movements that can take place currently at the airfield to warrant a refusal on grounds of noise or air pollutions.
- 6.36 As previously noted, representations received to this application raise concern that the introduction of a taxiing strip for aircraft and potential use of the building as an operational aircraft hangar would be considered EIA development within the meaning of the EIA Regulations. As detailed above, the taxiing strip and display of aircraft at the museum has not been introduced as part of this application. The outline submissions proposed the creation of a taxiing strip for aircraft and use of part of the building as a museum (Use Class D1) which would include the display of aircraft and has been granted. Should the museum be used for uses other than as a museum, planning permission would be required and the development proposed subject to EIA screening at that point.

### **Personal Permission**

- 6.37 Representations received raise concern that the outline planning permission granted was unrestricted, that condition 15 of outline permission is unrestricted as the limited company number is not stated within the condition and there are two Walker Logistics companies registered at Companies House, and, that Night Fright Promotions Limited cannot operate from this site.



6.38 The outline planning permission granted was subject to a number of conditions imposing restrictions, such as:

- the time limit for commencement of development;
- the layout of the site, the maximum height of the building;
- the prevention of additional floors or mezzanines without applying for planning permission;
- the maximum floor areas of the building;
- no external lighting except in accordance with a lighting strategy that has been submitted to and approved in writing by the Local Planning Authority;
- hours of external operations;
- commercial occupation of the warehouse and offices by Walker Logistics Limited only;
- use of the warehouse for B8 storage and distribution with ancillary offices only;
- use of the museum as a museum only.

6.39 Therefore, the outline planning permission granted was not unrestricted.

6.40 In respect of the fact that there are two companies registered at Companies House with similar names - Walker Logistic (Holdings) Limited (Company no. 05331152) and Walker Logistics Limited (Company no. 03926608) – condition 15 of the outline planning permission states:

‘The logistics warehouse building and ancillary offices hereby permitted shall be occupied only by Walker Logistics Limited unless planning permission is granted on a planning application made for this purpose.’

6.41 Therefore, the warehouse building and ancillary offices are only permitted to be *occupied* by Walker Logistics Limited only. That does not prevent ownership of the building or site by a different company. The wording of that condition is not considered to introduce sufficient ambiguity such that Walker Logistic (Holdings) Limited could occupy the warehouse building and ancillary offices without the need for further planning permission to be sought.

6.42 Furthermore, condition 15 specifies who may occupy the warehouse building and ancillary offices only. That condition was imposed to control activities associated with the warehouse use on the site and vehicle movements associated with that use, and does not place any restriction on which company occupies the museum. Therefore, Night Fright Promotions Limited or any other company may occupy the museum for use in accordance with the provisions of condition 19 of the outline permission.

### ***Light Pollution***

6.43 As previously noted, an external lighting scheme is currently being considered through a separate application for approval of details reserved by condition 12 of permission 19/02979/OUTMAJ (ref: 23/00011/COND). However, that condition relates to external lighting only and not the potential impact of light spill from with the proposed building through the many rooflights proposed as part of this reserved matters application. Representations received have also raised concern regarding potential light spill through the large opening proposed on the northern elevation of the building.

6.44 Given that the application site is located within the AONB, it is considered necessary, relevant to planning and the development proposed, enforceable, precise and reasonable to require a lighting assessment to be secured by condition to demonstrate that the impact of light spill from the proposed building would be comparable to that if

the proposed development did not take place. Such an assessment would also detail how any light spillage is to be mitigated, if required.

## 7. Planning Balance and Conclusion

- 7.1 This reserved matters application seeks the approval of details reserved from the outline planning permission previously granted under 19/02979/OUTMAJ. As such, the principle of the development proposed and potential highway movements has been accepted and is not for consideration in the determination of this application. Therefore, it is only the matters relating to access, appearance, layout and landscaping that are for consideration in the determination of this application.
- 7.2 Your officers have carefully evaluated the proposals submitted for this application. Various amendments have been submitted during the consideration of this application to address issues raised by consultees and third parties and to ensure that the details of the development approved at outline stage achieve the principles set out when granting that planning permission.
- 7.3 As acknowledged in the consideration of the outline planning permission, whilst some harm to the character and appearance of the area and AONB will be experienced, such impact would be limited, not experienced in the wider area and would be minimised by substantial landscaping. Furthermore, any residual harm is to be balanced against the economic benefits of the proposal as was the case for the outline planning permission.
- 7.4 It is considered that this application for the approval of reserved matters includes the provision of substantial landscaping which would limit that residual harm further, together with the reduction in height of the building proposed at the outline stage and increase in height of the planted bund proposed, as well as the re-alignment of access onto the public highway and internal access road.
- 7.5 The proposed layout broadly accords with that required by condition 3 of the outline planning permission. The appearance of the proposed development is considered acceptable and would not introduce any significant concerns.
- 7.6 In conclusion, the details submitted in respect of the reserved matters are considered acceptable. The application is recommend for approval subject to the conditions proposed in section 8 below.

## 8. Full Recommendation

- 8.1 To delegate to the Service Director of Development and Regulation to GRANT RESERVED MATTERS APPROVAL subject to the conditions listed below.

### **Conditions**

1.	<p><b>Link to Outline Planning Permission</b></p> <p>This permission relates solely to the reserved matters referred to in Condition 1 of the Outline Planning Permission granted on 5th May 2021 under application reference 19/02979/OUTMAJ. Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions imposed on that outline planning permission.</p>
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	Reason: For the clarity and the avoidance of doubt. The reserved matters cannot be considered separately from the permission to which they relate and the conditions imposed on that outline permission are still applicable.
2.	<p><b>Approved plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Site Layout Plan 21025-TP-001 Rev E received on 18 January 2023;  Landscape Masterplan P16-0633_14 Rev M received on 18 January 2023 except in respect of the external lighting shown on that plan;  Soft Landscape Plans (sheet 1 and sheet 2) P16-0633_16 Rev G received on 18 January 2023 except in respect of the external lighting shown on that plan;  Hard Landscape Plans (sheet 1 and sheet 2) P16-0633_15 Rev F received on 13 January 2023 except in respect of the external lighting shown on that plan;  Site Sections Plan 21025-TP-002 Rev E received on 13 January 2023;  Indicative Landscape Site Sections Plan P16-0633_11 Rev D received on 13 January 2023;  Building Elevations Plan 21025-TP-007 Rev A received on 3 November 2022;  Building Sections Plan 21025-TP-006 Rev A received on 3 November 2022;  Site Fencing Plan 21025-TP-008 Rev A received on 3 November 2022;  External Finishes (sheet 1, 2 and 3) 21025/TP/000B received on 3 November 2022;  Site Vehicle Swept Paths Plan 21025-TP-003 Rev A received on 3 November 2022;  Building Ground and First Floor Areas Plan 21025-TP-00 received on 23 June 2022;  Arboricultural Survey and Impact Assessment by LandArb Solutions dated March 2022 (ref: LAS_391_A) and received on 13 April 2022;  Roof Plan 21025-TP-005 received on 13 April 2022.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p><b>Electric Vehicle Charging Points</b></p> <p>The use shall not commence until electric vehicle charging points have been provided for in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.</p>
4.	<p><b>Provision of Access</b></p> <p>The use shall not commence until the vehicular site access to the site from Ramsbury Road has been completed in accordance with the approved details.</p> <p>Reason: The timely completion of the site accesses is necessary to ensure safe and suitable access for all. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy 2006-2026.</p>
5.	<p><b>Parking and Turning</b></p> <p>The use shall not commence until vehicle parking and turning spaces have been completed in accordance with the approved plans (including any surfacing</p>

	<p>arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring at all times.</p> <p>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 applied in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.</p>
6.	<p><b>Cycle and Motorcycle Parking</b></p> <p>The use shall not commence until cycle and motorcycle parking facilities have been provided in accordance with the approved drawings. Thereafter the facilities shall be maintained and kept available for that purpose at all times.</p> <p>Reason: To ensure the adequate provision of cycle and motorcycle parking facilities. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).</p>
7.	<p><b>Materials</b></p> <p>The materials to be used in the development hereby permitted shall be as specified on the plans.</p> <p>Reason: To ensure that the external materials respect the character and appearance of the area and AONB. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
8.	<p><b>Hard landscaping</b></p> <p>The use shall not commence until the hard landscaping of the site has been completed in accordance with the details of boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) shown on the following approved plans (except in respect of the external lighting details shown on those plans):</p> <p>Hard Landscape Plans (sheet 1 and sheet 2) P16-0633_15 Rev F received on 13 January 2023;  Site Fencing Plan 21025-TP-008 Rev A received on 3 November 2022;  External Finishes (sheet 1, 2 and 3) 21025/TP/000B received on 3 November 2022).</p> <p>Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
9.	<p><b>Soft landscaping</b></p> <p>All soft landscaping works, including the creation of the bund, shall be completed in accordance with the following approved soft landscaping details (except in respect of the external lighting shown on those plans):</p> <p>Landscape Masterplan P16-0633_14 Rev M received on 18 January 2023;</p>

	<p>Soft Landscape Plans (sheet 1 and sheet 2) P16-0633_16 Rev G received on 18 January 2023;  Site Sections Plan 21025-TP-002 Rev E received on 13 January 2023;  Indicative Landscape Site Sections Plan P16-0633_11 Rev D received on 13 January 2023.</p> <p>All soft landscaping works shall be completed within the first planting season following completion of building operations / first use of the site (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
10.	<p><b>Tree protection fencing</b></p> <p>Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the Arboricultural Survey and Impact Assessment by LandArb Solutions dated March 2022 (ref: LAS_391_A) and received on 13 April 2022. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.</p> <p>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 National Planning Policy Framework, and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
11.	<p><b>Lighting Assessment</b></p> <p>No internal lighting shall be installed within the building hereby approved until a lighting assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include a plan to show the location of any lighting, isolux contour diagram(s), an operation strategy (e.g. details of timed operation), specifications of all lighting, and, mitigation to be used where necessary including the operation of the large opening on the northern elevation, to ensure that light spill levels from the proposed building are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers. No internal lighting shall be installed within the building except in accordance with the approved lighting assessment.</p> <p>Reason: To conserve the dark night skies of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
12.	<p><b>Aircraft Movements</b></p> <p>No more than 10 aircraft movements (5 in and 5 out) of the Dakota Night Fright aeroplane, C-47 42-100521, shall take place via the taxiing strip between 1 April and 31 September in each calendar year. No other aircraft shall be transported to or from the site via the taxiing strip proposed and no use of the taxiing strip for the</p>

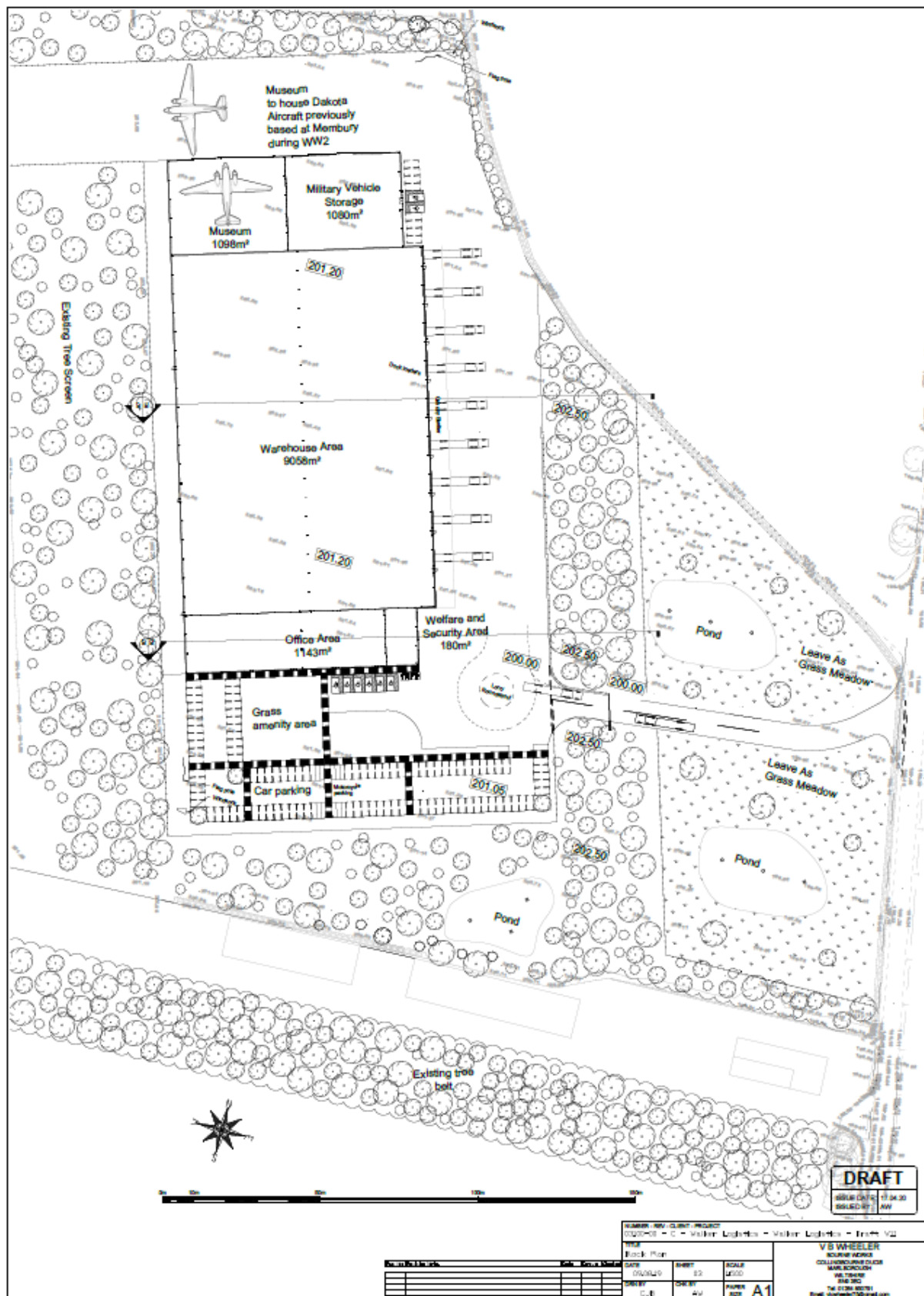
	<p>transportation of goods or products to be stored within the warehouse shall take place at any time.</p> <p>Reason: To ensure that the access for aircraft to the site is not used for any other purposes than specified in application submissions and to prevent frequent use of the taxiing strip by aircraft. This condition is necessary to protect the amenity of the area and neighbouring properties. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Quality Design SPD.</p>
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### **Informatives**

1.	<p><b>Proactive</b></p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.</p>
2.	<p><b>Details Not Approved</b></p> <p>For the avoidance of doubt, details relating to external lighting, sustainable drainage and the Landscape and Ecological Management Plan (LEMP) are not approved by this decision. Those details are considered separately under the respective applications for approval of details reserved by conditions attached to planning permission 19/02979/OUTMAJ.</p>
3.	<p><b>Access construction</b></p> <p>The Asset Management team, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD, or <a href="mailto:highwaysassetmanagment@westberks.gov.uk">highwaysassetmanagment@westberks.gov.uk</a> should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.</p>
4.	<p><b>Damage to footways, cycleways and verges</b></p> <p>The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.</p>
5.	<p><b>Damage to the carriageway</b></p> <p>The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.</p>
6.	<p><b>Incidental works affecting the highway</b></p> <p>Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District</p>

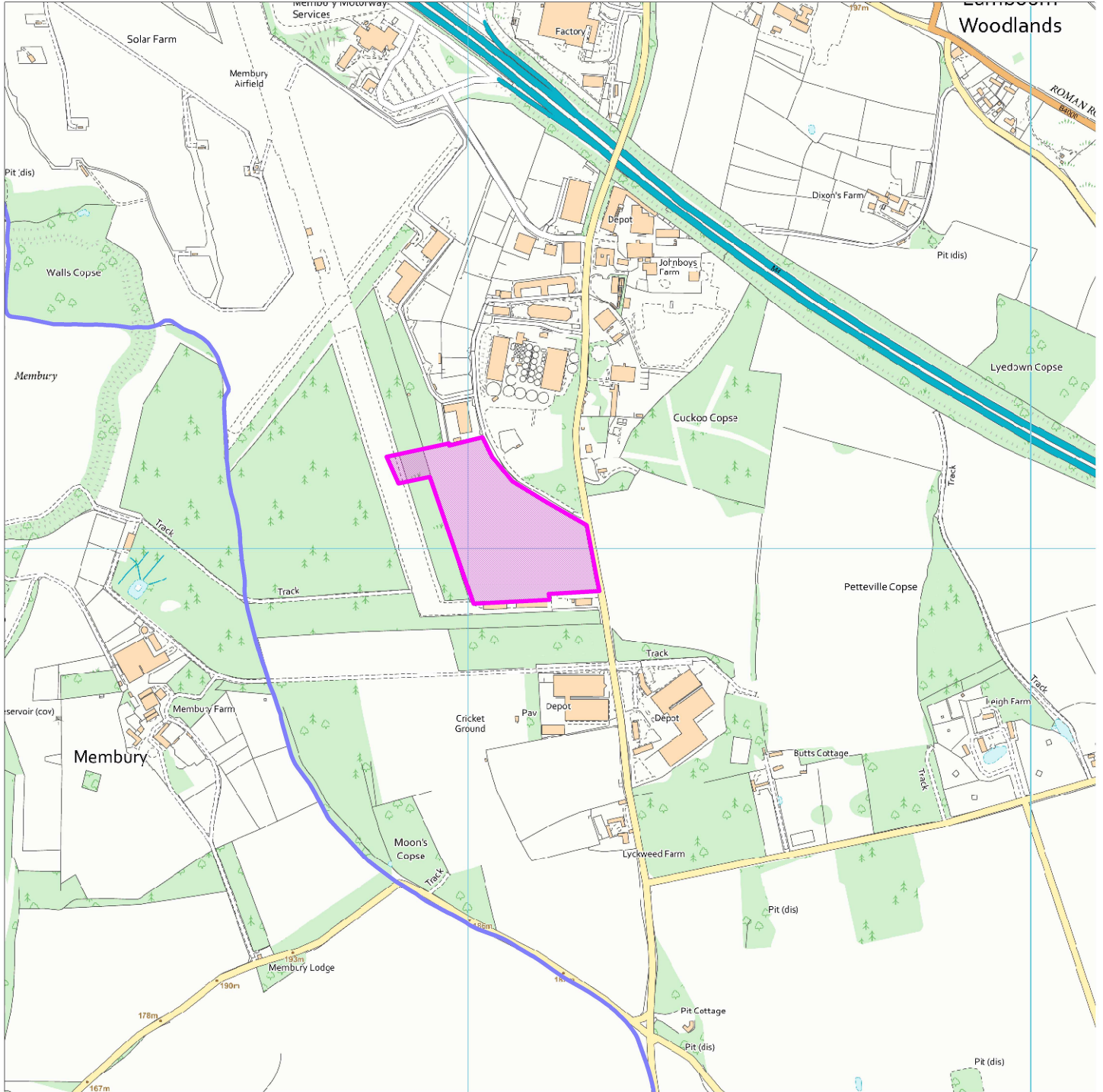
	Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.
7.	<b>Advertisement Consent</b>  It will be necessary to submit a separate application for Advertisement Consent for advertisements to be displayed on the site.

9. Appendix 1 – Indicative Block Plan (drawing number 03100-00-C) approved under permission 19/02979/OUTMAJ





Land South Of Tower Works, Lambourn Woodlands, Hungerford, RG17 7TJ

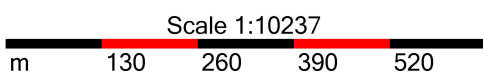


Map Centre Coordinates :

Scale : 1:10237

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	Not Set
<b>Date</b>	26 January 2023
<b>SLA Number</b>	0100024151

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