

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	21/03154/COMIND Cold Ash	6 <sup>th</sup> April 2022 <sup>1</sup>	<p>Construction of a detention basin with an area of 0.20 hectares and a 0.7m high earth bund to the south of the scheme. Realignment of an existing ditch for 12m into the proposed basin and installation of a bypass structure to facilitate flows in the existing watercourse downstream. A 300mm diameter pipe will convey flows from the basin during flood events to the existing ditch to the south of the scheme before out falling to the existing Thames Water sewer to the southwest. The existing ditch will be regraded from the outlet from the basin to the inlet to Thames Water sewer. The provision of a 3.0m wide access track from Bowling Green Road to serve the Scheme. Removal and deposition and levelling of soil on adjoining land and land north of Tull Way.</p> <p>Land North of Bowling Green Road, Thatcham</p> <p>West Berkshire Council</p>
<sup>1</sup> Extension of time agreed with applicant until 8 <sup>th</sup> June 2022			

The application can be viewed on the Council's website at the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03154/COMIND>

**Recommendation Summary:** Delegate to the Service Director of Development and Regulation to grant planning permission.

**Ward Member(s):** Councillor Cole and Councillor Simpson

**Reason for Committee Determination:** West Berkshire Council application

**Committee Site Visit:** 25<sup>th</sup> May 2022

#### Contact Officer Details

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# **1. Introduction**

- 1.1 The proposed Flood Alleviation Scheme for North Thatcham is split into two sites; Bowling Green Road and Heath Lane. This application seeks planning permission for a new detention basin on agricultural land to the North of Bowling Green Road which will provide approximately 2750m<sup>3</sup> of flood water storage. The scheme will also involve the realignment of an existing ditch for 12m into the proposed basin which will convey more extreme flows into the detention basin. The works also involve embankments with a maximum height of 0.7m. A small section of the existing watercourse is also to be infilled to accommodate the bypass flow control structure.
- 1.2 It should be noted that the drainage channel works are on a different site to the east of the Regency Hotel on a narrow strip of land immediately adjacent to Bowling Green Road.
- 1.3 A 4.8m wide entrance is to be provided off Bowling Green Road reducing to 3m in width within the site. This runs in a northerly direction up to the proposed new basin. In addition a 3m wide access track around the crest of the basin is also proposed.
- 1.4 The application also seeks permission for the removal of spoil from the site which is to be deposited on the identified adjoining land and that to the north of Tull Way (at an existing basin site). These areas have been identified on the location plan accompanying the application. The overall objective is to reuse most of the excavated material within the site however this is dependent on its suitability. Based on initial earthworks modelling this site could generate a surplus of approximately 6979m<sup>3</sup> of material. In the event this has to be taken off site the material will be spread at Tull Way to a depth of 0.3m and on the adjoining land to a depth of 0.15m-0.3m. The preference is for as much of this spoil to be reused on site or deposited on the adjoining land to reduce vehicle movements.

# **2. Planning History**

- 2.1 No relevant planning history.

# **3. Procedural Matters**

- 3.1 Town and Country Planning (Environmental Impact Assessment) Regulations 2017: The development falls within the description of development in Schedule 2, Column 1, paragraph 10 (i) Dams and other installations designed to hold water or store it on a long-term basis. The development is not located within an environmentally sensitive area however it exceeds the relevant thresholds in Column 2 as the site area is greater than 1 ha. A screening opinion was carried out on the 11<sup>th</sup> May 2022. This confirmed that, taking into account the selection criteria in Schedule 3, the proposal is not considered to be EIA development.
- 3.2 Publicity: The application was originally advertised by way of 2 site notices which expired on the 9<sup>th</sup> February 2022. Following the receipt of amended plans and a change to the description of the application to include the deposition of spoil off site new site notices were displayed. These expired on the 20<sup>th</sup> May 2022. All third parties who originally made representations on the scheme were also notified directly.
- 3.3 CIL: Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the development. All new dwellings are CIL liable and as such CIL will be charged on this scheme. The relevant forms have

been completed by the applicant and CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil).

## 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.

<b>Cold Ash Parish:</b>	No objection – unanimous
<b>Thatcham Council (adj):</b>	Support the application on the condition that it does not preclude further any necessary widening of bowling Green Road.
<b>WBC Highways:</b>	Following the receipt of additional information no objections are raised subject to conditions.
<b>Archaeology:</b>	No objection subject to a condition securing a programme of archaeological supervision (watching brief) during the ground works.
<b>Ecology:</b>	Following the receipt of additional information no objections are raised.
<b>Trees:</b>	No objection raised subject to conditions.

### ***Public representations***

- 4.2 A number of representation letters have been received from 1 contributor which objects to the proposal.
- 4.3 The full objections 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:
- Concerns for impacts on veteran trees and the proposed pruning works to lift the crowns of the oak trees to 5m/5.5m.
  - Concerns for the loss of trees to facilitate access to the site.
  - Concern for ecological impacts arising from the proposals.
  - Questions regarding on going management and maintenance of the culvert channels, ditches etc.
  - Request hours of work are limited to minimise noise impact on neighbours.
  - Impact of spoil disposal on the site.
- 4.4 Points raised which are not material planning considerations: comments regarding the ownership of the mature and veteran oaks and ash and hedgerows.

## 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, ADPP3, CS13, CS14, CS16, CS17, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)

## 6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance of the area
- Impact on neighbour amenity
- Highways
- Ecology
- Archaeology
- Trees

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

6.2 The application site is located within the open countryside. Policy ADPP1 of the Core Strategy states that within the open countryside only appropriate limited development will be allowed focused on addressing identified needs and maintaining a strong rural economy.

6.3 Area Delivery Plan Policy 3 Thatcham states that ‘the risk of flooding within the area will be reduced and managed through the implementation of schemes within the Thatcham Surface Water Management Plan (SWMP) and in accordance with Policy CS16.’

6.4 Flood alleviation schemes for the areas in Thatcham at the greatest risk have been constructed in recent years. These schemes provide protection to the residents of East Thatcham most at risk and have mitigated the major flow routes from the east. This proposed basin alongside that to the north of Health Lane forms part of the proposed flood alleviation scheme for north Thatcham.

6.5 Policy CS5 states that the LPA will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery whilst protecting and enhancing local amenities and environmental quality. The applicant has engaged with relevant stakeholders including DREFA, Thames Water, the Environment Agency and the local community including the Thatcham Flood Forum. As such the proposal accords with Policy ADPP1, ADPP3 and CS5.

6.6 It is considered that the principle of development is acceptable in accordance with the Core Strategy and the guidance within the NPPF.

### ***Character and appearance***

- 6.7 The application site is situated to the north of Thatcham. The site is in agricultural use and benefits from an established tree belt of veteran Oaks along the western boundary separating the site from a property known as Henwick Old Farm. To the north is an area of woodland. To the east of the site lies the Regency Hotel. The site is outside of the North Wessex Downs AONB.
- 6.8 Policy CS14 of the Core Strategy states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. This is further supported at a national level within the NPPF which emphasises the importance of conserving and enhancing the natural environment and local character distinctiveness. It also states that the intrinsic character of the countryside must be recognised.
- 6.9 There are no public rights of way within the immediate area or across the application site. The new basin will not be visible from Bowling Green Road by virtue of its position set back from the road and the existing trees which screen the site. The creation of a new access will require the removal of a group of semi-mature and small trees along the roadside frontage however the Tree officer has confirmed that the loss of these trees is mitigated by the proposed planting scheme.
- 6.10 Primary mitigation measures have been included within the layout with trees along the western and eastern boundaries being retained and protected. The proposals will introduce new planting through the creation of a new northern hedgerow with hedgerow trees and the intermittent planting of oak trees just inside the field boundary.
- 6.11 The site area including the bund and basin will be seeded with a native wild flower seed mix improving the overall biodiversity of the area with the bottom of the basin allowed to develop with a marshy grassland habitat which will improve the overall ecological value of the site.
- 6.12 A second element of the proposal is to allow for the deposition of approximately 6979m<sup>3</sup> of spoil off site on land north of Tull Way and Bowling Green Road. These two sites will accommodate all excess spoil from the three new basins proposed within Thatcham and the applications are accompanied by a Soil Spreading Strategy drawing 2005290-200 B which details the amount of spoil to be removed and the spreading locations and depths. Spoil is to be spread to a depth of between 0.15m-0.3m across the identified sites. This is not considered to have a significantly detrimental impact on the character of the area.
- 6.13 In conclusion the landscape proposals are considered to conserve and enhance the existing landscape by strengthening and retaining existing boundary features and introducing additional Oak tree planting and a new field boundary hedgerow to the north to support the transition between the settlement and countryside and create new landscape features of long term value. As such the proposal complies with Policy CS14 and CS19 of the Core Strategy and the guidance within the NPPF.

### ***Impact on neighbour amenity***

- 6.14 Henwick Old Farm, a residential property sits to the west of the application site. The property spans much of the western boundary which is marked by an established belt of high grade Oak trees. The proposed use is not considered to have an impact on the amenity of the occupiers of this property. Concern has been raised by the occupiers for the potential impact of the works on trees which they own and maintain and the ecological impacts of the development.

- 6.15 At the request of the Council's Ecologist a Biodiversity net Gain calculator has been submitted. This demonstrates that the application will deliver an overall improvement to the ecological value of the site by introducing new habitats.
- 6.16 With regards to the protection of the trees along the western boundary tree protective fencing is proposed. The Arboricultural Impact Assessment (AIA) shows that certain sections of the proposed bund lie within the Root Protection Areas of a number of these trees. As such there is a need for some manual excavation within the root protection areas. The accompanying Arboricultural Method Statement (AMS) gives a methodology to ensure the potential for harm to the trees from these operations is kept to a minimum. In order to ensure adherence to the AMS and to limit potential damage to trees bounding the site (particularly the higher grade Oaks on the SW flank), Arb supervision will be required. This has been secured by condition and the applicant has agreed to this. This will ensure that the crown lift works are also overseen by an arborist and help to address the concerns raised by the third party for this works.
- 6.17 To the east of the site is the Regency Hotel. Given the proximity of this and Henwick Old Farm a condition is recommended to limit construction hours and ensure no works take place at the weekends to protect the amenity of these neighbouring properties/uses.
- 6.18 A question has been raised about how the basin and associated culverts and ditches will be maintained. These are within the control of West Berkshire Council as the lead Local Flood Authority and will be managed accordingly.
- 6.19 In conclusion and subject to conditions it is not considered that the proposal will have an adverse impact on the amenity of neighbouring occupiers or land users and as such the proposal is considered to accord with policy CS14 of the Core Strategy and the guidance within the NPPF.

### ***Highways***

- 6.20 Policy CS13 of the Core Strategy seeks to ensure that new development does not have a negative impact on the local transport network. The impacts on the transport network will be felt during the construction phase of this development and once the site is complete very few vehicular movements will be generated.
- 6.21 During the course of the application additional information has been submitted to show visibility splays at the site entrance and tracking drawings. Following the receipt of amended plans no objections have been raised by Highways subject to conditions. As such the proposal accords with Policy CS13 of the Core Strategy and the guidance within the NPPF. These conditions have been agreed with the applicant.

### ***Ecology***

- 6.22 Policy CS17 of the Core Strategy states that biodiversity assets across West Berkshire will be conserved and enhanced. It also states that in order to conserve and enhance the environmental capacity of the district all new development should maximise opportunities to achieve net gains in biodiversity. The application is accompanied by an Ecological Assessment and following a request for further information a biodiversity metric has been submitted. This shows a net gain in species and habitat diversity from the provision of multiple habitat types, specifically the proposed wildflower meadow, hedgerow, tree planting and wetland areas. The Ecologist has reviewed this information and no objections are raised.
- 6.23 The Ecologist is of the opinion that there is some potential for the soil spreading sites to have ground nesting birds and as such a LEMP and CEMP are required to successfully

mitigate the impact on any species which may be present. This condition has been agreed with the applicant.

- 6.24 In conclusion the proposals accord with Policy CS17 of the Core Strategy and the guidance within the NPPF.

### ***Archaeology***

- 6.25 The application is supported by a heritage desk-based assessment by Cotswold Archaeology. A geophysical survey had also been undertaken over a wider area in 2015. The Desk Based Assessment indicated that the site has some archaeological potential particularly of the Iron Age/Romano-British periods. The Council's Archaeologist supports the report's conclusion that it is unlikely that any archaeological features within the site would be of a level of significance to require preservation in situ or influence the design of the basin or bunds however some fieldwork is justified and therefore a condition is attached to request the commissioning of a programme of archaeological supervision (watching brief) during the groundworks.

- 6.26 In conclusion the proposal accords with Policy CS19 of the Core Strategy.

### ***Trees***

- 6.27 The application is accompanied by an Arboricultural Impact Assessment (AIA) together with a later addendum dated December 2021. This includes a Tree Protection Plan and an Outline Arboricultural Method Statement (AMS). Policy CS19 of the Core Strategy seeks to ensure that new development conserves and enhances the local distinctiveness and landscape character of an area.
- 6.28 The site is composed of two parts – one adjacent to Henwick Old Farm is larger; whilst the other east of the Hotel and further SE along Bowling Green Road, is smaller. The report identifies a number of trees bounding the east, south and west of the larger part of the site. These include high grade Oaks on the western flank. The smaller part of the site is also tree lined, though it seems to be omitted from the Arb Report. The Ardent Tree Removal Plan 2005290-014 rev A does not however show any trees for removal from the smaller part of the site.
- 6.29 The AIA and Addendum indicate that a group of trees near the entrance to the larger part of the site will be removed. The access will require the removal of a Field Maple adjacent to Bowling Green Road and a Hawthorn and Goat Willow from further within the site alongside other large semi-mature shrub removal. The new entrance is designed to be low key with a simple wooden gate and grass or stone track to retain a rural appearance. While the new opening will result in a loss of mostly semi-mature or small trees it is considered their losses are mitigated by the proposed planting scheme and the new entrance will not be harmful to the appearance of the road.
- 6.30 The AIA shows that certain sections of the proposed bund lie within the Root Protection Areas of a number of trees, especially the high grade Oaks along the western flank. As such there is a need for manual excavation within these root protection areas. Concern has been raised by a third party for the works required to and in proximity of the trees and how this will be managed. The accompanying AMS gives a methodology to ensure the potential for harm to the trees from these operations, is kept to the minimum. In order to ensure adherence to the AMS and to limit potential damage to trees bounding the site (particularly the higher grade Oaks on the SW flank), arboricultural supervision will be required and this will be secured by condition. Arboricultural supervision may also be needed for works to the smaller part of the site SE of the Hotel, as necessary.

- 6.31 A Landscape Plan by Liz Allen EPLA is included (drawing ref 01-09A/2021-22/WB/LAEPLA – Rev B dated 23/11/2021). This includes species, sizes and planting details of new trees and a hedge to the north of the larger part of the site.
- 6.32 The proposals have been reviewed in respect of the impact of spoil spreading on trees within the two identified sites: land adjoining the Bowling Green Road basin site and land north of Tull Way. It is understood from the soil spreading statement that the soil spreading will not encroach on the trees along the western boundary of the Bowling Green Road site and that tree and root protection measures will be incorporated where necessary. The trees along the western boundary are high quality and a tree protection plan is requested to show the proposed protection measures along with a commitment for arboricultural supervision during the works. These two requirements will be secured by condition.
- 6.33 Subject to conditions no objections are raised by the Tree Officer and the application accords with Policy CS19 of the Core Strategy. These conditions have been agreed with the applicant.

## 7. Planning Balance and Conclusion

- 7.1 In conclusion the proposed works are not considered to have a negative impact on the character and appearance of the area and any loss of trees and hedgerows can be mitigated by the proposed landscaping plan. The proposals will deliver a significant social benefit in terms of providing essential flood protection measures to properties within Thatcham which are currently vulnerable to flooding. This subsequently has significant economic benefits to residents and businesses.
- 7.2 In conclusion the proposals comply with the policies in the Core Strategy and the guidance within the NPPF and as such the application is recommended for approval subject to conditions.

## 8. Full Recommendation

- 8.1 To delegate to the Service Director of Development and Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

### **Conditions**

1.	<p><b>Commencement of development</b></p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</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>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>Bowling green Road Basin Red Line Boundary 2005290-002F</p> <p>Proposed Earthworks Cut and Fill Volumes 2005290-007</p> <p>Flood Alleviation Access Road Construction Details 2005290-017</p> <p>Bund and Swale Construction Details Sheet 1 of 2 2005290-018</p> <p>Bund and Swale Construction Details Sheet 2 of 2 2005290-019</p> <p>Flow Control Structure Details 2005290-012A</p>



	<p>General Arrangement 2005290-001E  Flood Alleviation Access Road General Arrangement 2005290-015A  Trial Pit Location Plan 2005290-004B  Landscape Proposals 01-09A/2021-22/WB/LAEPLA-Rev.B  Tree Removal Plan 2005290-14A  Existing Utilities Plan 2005290-005B  Grass Cutter Swept Path Analysis 2005290-023A  Proposed Access Road Swept Path Analysis 2005290-020B  Fire Tender Swept Path Analysis 2005290-022A  Soil Spreading Strategy 2005290-200A  Design &amp; Access Statement Rev A by Ardent  Thatcham Flood Defence by Cotswold Archaeology August 2021  Arboricultural Implications Report by SJA Trees Nov 2021  Arboricultural Implications Report Addendum by SJA Trees Dec 2021  Flood Risk Assessment by Ardent December 2021  Geotechnical Interpretative report by Geo-Environmental November 2021  Landscape Appraisal, proposed Landscape Scheme, Planting Details and  Landscape management and Maintenance Plan by Liz Allen, Nov 2021  Soil Spreading Statement ref: D-SM/2005290/N&amp;E  Soil Spreading Strategy 2005290-200B  Ecology Assessment by Derek Finnie Associates, November 2021  Soil Spreading Receptor Areas BNG, Excel spreadsheet</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p><b>Landscaping</b>  All landscape works shall be completed in accordance with the submitted plans, reference drawing numbers 01-09A/2021-22/WB/LAEPLA – Rev B dated 23/11/2021.</p> <p>The approved landscaping plan shall be implemented within the first planting season following completion of development.</p> <p>Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development 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: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
4.	<p><b>Tree Protection in accordance with submitted scheme</b>  All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference drawing numbers SJA TPP 21537-042b dated Dec 2021 (in the SJA Trees Addendum Report).</p> <p>The protective fencing shall be implemented and retained intact for the duration of the development.</p> <p>Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.</p>

	Reason: Required to safeguard and to enhance the setting within the immediate locality to ensure the protection and retention of existing trees and natural features during the construction phase in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.
5.	<p><b>Tree protection for spoil disposal</b></p> <p>No spoil shall be deposited on the land identified for soil spreading north of the Bowling Green Road site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012. All such fencing shall be erected prior to any spoil deposition works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.</p> <p>Reason: To ensure 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>
6.	<p><b>Arboricultural site supervision</b></p> <p>The Arboricultural Method Statement by SJA Trees dated Nov 2021, together with the later Addendum dated Dec 2021 and plan SJA TPP 21537-042b dated Dec 2021 (in the SJA Trees Addendum Report) submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in the report, by a suitably qualified tree specialist. This shall also apply to works in the smaller (0.048 ha) SE part of the site, east of the Hotel and alongside Bowling Green Road, as necessary and also to the land to the north where spoil is to be deposited.</p> <p>Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with the objectives of the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
7.	<p><b>Archaeology</b></p> <p>No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological supervision (watching brief) which has been submitted to and approved in writing by the Local Planning Authority. This requires archaeologists to be present to monitor earth moving from the start and for the depth of disturbance to be factored into the specification. Thereafter the development shall be undertaken in accordance with the approved statement.</p> <p>Reason: To ensure that any significant archaeological remains that are found are adequately recorded. Such an approach follows the guidance set out in paragraph 205 of the National Planning Policy Framework.</p>
8.	<p><b>Construction method statement</b></p> <p>No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The</p>

	<p>development shall be carried out in accordance with the approved details. The statement shall provide for:</p> <ul style="list-style-type: none"> <li>(a) The parking of vehicles of site operatives and visitors</li> <li>(b) Loading and unloading of plant and materials</li> <li>(c) Storage of plant and materials used in constructing the development</li> <li>(d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing</li> <li>(e) Wheel washing facilities</li> <li>(f) Measures to control the emission of dust and dirt during construction</li> <li>(g) A scheme for recycling/disposing of waste resulting from demolition and construction works</li> <li>(h) A site set-up plan during the works</li> </ul> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)</p>
9.	<p><b>Visibility splays before development</b></p> <p>No development shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.</p> <p>Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
10.	<p><b>Hours of work condition</b></p> <p>No construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority: 7:30am to 6:00pm Mondays to Fridays; No work shall be carried out at any time on Saturdays, Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
11.	<p><b>Construction Environmental Management Plan (CEMP)</b></p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall 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 practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</li> <li>(d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>(e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>(f) Responsible persons and lines of communication.</li> <li>(g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>(h) Use of protective fences, exclusion barriers and warning signs.</li> </ul>

	<p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction. The condition is needed to ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
12.	<p><b>Landscape and Ecological Management Plan (LEMP)</b></p> <p>No development shall take place until a Landscape and Ecological Management Plan (LEMP) (also referred to as a Habitat or Biodiversity Management Plan) has been submitted to and be approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:</p> <ul style="list-style-type: none"> <li>(a) Description and evaluation of features to be managed.</li> <li>(b) Ecological trends and constraints on site that might influence management.</li> <li>(c) Aims and objectives of management.</li> <li>(d) Appropriate management options for achieving aims and objectives.</li> <li>(e) Prescriptions for management actions.</li> <li>(f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</li> <li>(g) Details of the body or organization responsible for implementation of the plan.</li> <li>(h) Ongoing monitoring and remedial measures.</li> </ul> <p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>The approved plan will be implemented in accordance with the approved details.</p> <p>Reason: A pre-commencement condition is required because the LEMP may need to be implemented during construction. The condition is needed to ensure the biodiversity enhancements are maintained and managed to deliver long term benefits. This condition is applied in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>

### **Informatives**

1.	<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>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement</p>

	Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at <a href="http://www.westberks.gov.uk/cil">www.westberks.gov.uk/cil</a>
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