

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	21/03135/COMIND Cold Ash	6 th April 2022 ¹	<p>Construction of 2 detention basins located north and south of a proposed access track connected via twin 450mm dia. pipes. The North Basin will have an area of 0.35 hectares and a 0.6m high earth bund and will accommodate a 20m wide spillway and a 20m wide weir. The South Basin will have an area of 0.23 hectares and a 1.4m high earth with a 20m wide weir to accommodate exceedance flows from the North Basin and realignment of an existing ditch via a 450mm dia. Culvert. A 450mm dia. pipe will convey flows from the southern basin during flood events to a new cut ditch before discharging into the existing ditch to the west of the site. Flows from the existing ditch eventually discharge to a Thames Water sewer. The provision of a 4.8m wide access track to serve the Scheme. Removal and deposition and levelling of soil on land north of Tull Way and Bowling Green Road.</p> <p>Land West Of Heath Lane, Thatcham, West Berkshire Council</p>
¹ Extension of time agreed with applicant until 8 th 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=21/03135/COMIND>

Recommendation Summary:	Delegate to the Service Director of Development and Regulation to grant planning permission
Ward Member(s):	Councillor Cole, Councillor Simpson, Councillor Cottam and Councillor Dillon
Reason for Committee Determination:	West Berkshire Council application
Committee Site Visit:	25 th May 2022

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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 2 detention basins on agricultural land to the west of Heath Lane. The north basin will provide approximately 5300m³ of flood water storage. A 20m wide weir is located to the west of the basin adjacent to the existing ordinary watercourse. The weir facilitates over land flows which are intercepted by an 80m long flood defence bund to the west of the basin which redirects these flows into the basin. Two low flow channels are proposed within the basin which will direct flows into the stilling basin. From here flows are conveyed from the northern basin in a southerly direction to the southern basin.
- 1.2 The south basin will provide 3000m³ of flood water storage. The basin will incorporate a low flow channel and stilling areas at both the inlet and outlet to show the flow of water into and out of the basin. A section of the existing ditch will be partially infilled and realigned to the west of the northern basin before being culverted under the proposed access rack.
- 1.3 A 4.8m wide access entrance is to be provided off the Heath Lane mini round about between the north and south basin to allow for safe maintenance and access.
- 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. This proposal will generate approximately 4621m³ of surplus material. This 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.
- 1.5 This scheme has been designed to work in conjunction with the existing West Berkshire and Thames Water surface water drainage systems. In the past, during extreme rainfall events the systems have been overwhelmed and flood waters have overflowed onto the road and flooded residential properties. The scheme is designed to attenuate flows and allow a controlled release into the West Berkshire and Thames Water sewer systems.

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 11th 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 9th 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 a new site notice was displayed. This expired on the 20th 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.

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.

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

Public representations

- 4.2 Representations have been received from 4 contributors: 1 of which seeks further clarification, 1 part supports/part objects, 1 support and 1 objection.
- 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:
- Seek clarification on how the outflow to the proposed ponds work and questions regarding maintenance i.e. clearance of ditches as this isn't done regularly causing water to overflow down heath Lane into Norlands and Northfield Road.
 - Support the proposals given historical issues with flooding.
 - Objection on the grounds the scheme will support future residential development on the site (greenfield land).

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 west of Thatcham, west of Heath lane and Cold Ash Hill Road. The application site comprises one small field of grassland and two small areas of adjacent larger fields. The site is outside of the North Wessex Downs Area of Outstanding Natural Beauty. There are no footpaths across the application site.
- 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 Part of the application site is largely screened by native hedgerow planting along the southern boundary and adjacent to the road. Access to the site will be off the mini roundabout. This will require a number of small trees and hedgerow vegetation to be removed. The access is located to minimise impact on roadside trees although it will create a gap within the hedgerow. This access track will be enclosed by a simple field gate which is in keeping with the semi-rural location.
- 6.10 The basins will be surrounded by bunds with a maximum height of 1.5m. The bund will be visible from public view points along Cold Ash Hill where there is a pavement on the eastern side of the road. There will also be views from houses which back onto this road. While the basins will change the character of the fields it is considered that the proposed landscaping scheme will help to soften the appearance of the engineering works and help to integrate the scheme into the landscape over time.
- 6.11 The site area including the bund and basin will also 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 6979m³ 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 Immediately adjoining the western site boundary are numbers 1 and 2 Creek Cottage. The proposed end use is not considered to have a harmful amenity on these neighbouring properties or the dwellings on the southern/eastern side of Heath lane/Cold Ash Hill. Given their proximity however an hours of work condition has been recommended.

- 6.15 A question has been raised by a resident with regards to the maintenance of the basins and culverts etc. The applicant has responded to this question and confirmed that flow reduction and debris interception measures have been incorporated into the design of the scheme for example grating within the headwall to prevent medium or large items of debris/vegetation from entering the culvert. Furthermore during high flow events when water spills over the weir into the basin flows enter a channel and low level stilling basin. This will reduce flow velocity and catching debris/vegetation in this area for ease of maintenance and removal.
- 6.16 The applicant has confirmed it is not proposed to modify the existing ditch at the location described in the third party correspondence.
- 6.17 In terms of maintenance West Berkshire Council as the Lead Local Flood Authority will be responsible for the maintenance of elements integral to the flood alleviation scheme. Landowners adjoining ditches which form part of the network are responsible or maintaining their watercourse up to the centre point as part of their 'riparian ownership'.
- 6.18 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

- 6.19 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.
- 6.20 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

- 6.21 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.
- 6.22 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.
- 6.23 In conclusion the proposals accord with Policy CS17 of the Core Strategy and the guidance within the NPPF.

Archaeology

- 6.24 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.
- 6.25 In conclusion the proposal accords with Policy CS19 of the Core Strategy.

Trees

- 6.26 The application is accompanied by an Arboricultural Impact Assessment (AIA) alongside 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.
- 6.27 The application is for a pair of landscaped flood detention basins with associated drainage channel works and a new access onto the Heath Lane roundabout.
- 6.28 The site is well screened by existing trees along Heath Lane and Cold Ash Hill. Internal hedges and lines of trees are strong landscape features – especially the line of Oaks and Pines etc to the west of the site. Several individual trees, two entire groups of trees and two parts of groups will be removed to accommodate the design. These trees are mostly semi-mature or small trees and their losses are mitigated by the proposed planting scheme thus on balance no objections are raised. The mature Oaks and Pines will not be removed as part of the scheme and their retention is essential.
- 6.29 The AIA shows that parts of the proposed bund lie within the Root Protection Areas of some of the significant mature trees to trees to the west of the site. There is also the need for some areas of manual excavation at certain points as well. 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, Arboricultural supervision will be required. A condition has been suggested on this basis.
- 6.30 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.
- 6.31 A Landscape Plan by Liz Allen EPLA is included (drawing ref 01-09B/2021-22/WB/LAEPLA – Rev B dated 24/11/2021). This includes species, sizes and planting details of new trees and a significant amount of boundary hedge. The proposed landscaping is well considered and will complement existing trees on site.
- 6.32 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>Commencement of development</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>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Heath Lane Basin Red Line Boundary 2005290-102F</p> <p>Proposed Earthworks Cut and Fill Volumes 2005290-107</p> <p>Flood Alleviation Access Road General Arrangement 2005290-115</p> <p>Bund and Swale Construction Details Sheet 1 of 2 2005290-118</p> <p>Bund and Swale Construction Details Sheet 2 of 2 2005290-119</p> <p>Flow Control Structure Details Sheet 1 of 2 2005290-112</p> <p>Flow Control Structure Details Sheet 2 of 2 2005290-121</p> <p>Flood Alleviation Access Road General Arrangement 2005290-115B</p> <p>Flood Alleviation Access Road Construction Details 2005290-117</p> <p>Landscape Proposals 01-09B/2021-22/WB/LAEPLA-Rev.B</p> <p>Constraints Plan 2005290-104A</p> <p>Existing Utilities Plan 2005290-105B</p> <p>General Arrangement 2005290-101D</p> <p>Constraints Plan 2005290-104B</p> <p>Grass Cutter Swept Path Analysis 2005290-125A</p> <p>Proposed Access Road Swept Path Analysis 2005290-120C</p> <p>Fire Tender Swept Path Analysis 2005290-124A</p> <p>Soil Spreading Strategy 2005290-200A</p> <p>Design & Access Statement by Ardent Nov 2021</p> <p>Thatcham Flood Defence Scheme (North) Thatcham by Cotswold Archaeology August 2021</p> <p>Arboricultural Implications Report by SJA Trees Nov 2021</p> <p>Flood Risk Assessment by Ardent December 2021</p> <p>Geotechnical Interpretative report by Geo-Environmental November 2021</p>

	<p>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&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>Landscaping</p> <p>All landscape works shall be completed in accordance with the submitted plans, reference drawing numbers 01-09B/2021-22/WB/LAEPLA – Rev B dated 24/11/2021.</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>Tree Protection in accordance with submitted scheme</p> <p>All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference drawing numbers SJA TPP 21537-041 dated Nov 2021 by SJA Trees. 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> <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.</p>
5.	<p>Tree protection for spoil disposal</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>

	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.
6.	<p>Arboricultural site supervision</p> <p>The Arboricultural Method Statement by SJA Trees dated Nov 2021, and plan SJA TPP 21537-041 dated Nov 2021 (within that 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 on land to the north of the Bowling Green Road site 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>Archaeology</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>Construction method statement</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 development shall be carried out in accordance with the approved details. The statement shall provide for:</p> <ul style="list-style-type: none"> (a) The parking of vehicles of site operatives and visitors (b) Loading and unloading of plant and materials (c) Storage of plant and materials used in constructing the development (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing (e) Wheel washing facilities (f) Measures to control the emission of dust and dirt during construction (g) A scheme for recycling/disposing of waste resulting from demolition and construction works (h) A site set-up plan during the works <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.	Visibility splays before development

	<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>Hours of work condition</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>Construction Environmental Management Plan (CEMP)</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"> (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. (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. <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>Landscape and Ecological Management Plan (LEMP)</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"> (a) Description and evaluation of features to be managed. (b) Ecological trends and constraints on site that might influence management. (c) Aims and objectives of management. (d) Appropriate management options for achieving aims and objectives. (e) Prescriptions for management actions.

	<p>(f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</p> <p>(g) Details of the body or organization responsible for implementation of the plan.</p> <p>(h) Ongoing monitoring and remedial measures.</p> <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>
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Informatives

1.	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.
2.	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 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 www.westberks.gov.uk/cil