

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(4)	21/03079/COMIND Thatcham	23 <sup>rd</sup> March 2022 <sup>1</sup>	<p>Construction of a detention basin with an area of 0.17 hectares and a 0.6m to 1.5m high earth bund to the west and south of the scheme. The crest of the bund will be set at 82.00m AOD and will accommodate a 10m wide spillway at a level of 81.70m AOD. Realignment of an existing ditch for 230m into the proposed basin and regrading 50m of existing ditch to the west of the site. The basin is set at a level of 80.30m AOD with a stilling basin set at 80.00m AOD. A 300mm diameter pipe will convey flows from the basin to the existing ditch to the west before outfalling to the existing Thames Water sewer to the south west. The provision of a 3.0m wide access track from Bath Road. Removal and deposition and levelling of soil on land north of Tull Way and Bowling Green Road.</p> <p>Land at junction of Floral Way, Bath Road</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=21/03079/COMIND>

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

**Ward Member(s):** Councillor Cottam and Councillor Dillon

**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 application site comprises agricultural land to the east of Floral Way and north of the A4 Bath Road. There is an existing drainage basin to the west of the site near to the roundabout which is to be retained but is separate to the application site.
- 1.2 This application seeks planning permission for a new detention basin which will provide approximately 4400m<sup>3</sup> of flood water storage. The existing ditch will be diverted towards the proposed detention basin situated in the southwest corner of Siege Cross Farm in East Thatcham. The realigned ditch will have a depth of 0.6m and will divert flows into the basin before being culverted under the basin embankment and re-joining the existing ditch further down stream. These flows will then discharge into the existing Thames Water Sewer Network.
- 1.3 The detention basin will incorporate a stilling basin at its inlet to slow the flow of water, improve water quality and attenuate extreme surface water flows before discharging at a controlled rate into the existing ditch.
- 1.4 A flood embankment is proposed around the detention basin. The embankment has a 3m crest width with the maximum height being 1.5m. Should the bund overtop in extreme flood events a 10m wide spillway is proposed.
- 1.5 A 4.8m wide entrance is to be provided off Bath Road reducing to 3m in width within the site and will run along the northern edge of the basin. An informal 3m wide grass access track is also proposed along the realigned ditch for maintenance and access to the scheme.
- 1.6 The application also seeks permission for the removal of spoil from the site and its deposition on other land. 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 144m<sup>3</sup> of material. Excess material will be taken off site and deposited on land to the north of Tull Way (at an existing basin site) or to the north of Bowling Green Road where planning permission for a further flood basin is currently pending under application 21/03154/comind. These areas have been identified on the location plan accompanying the application.

## **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 a new site notice

was displayed. This 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>Thatcham Council:</b>	Support. The application is essential for the protection of residents and the town from flooding.
<b>WBC Highways:</b>	Following the receipt of additional information no objections are raised.
<b>Fisher German:</b>	Initial objection withdrawn following discussions with the applicant. Exolum's apparatus will not be affected by the proposals.
<b>Archaeology:</b>	No objection subject to a condition securing a programme of archaeological supervision (watching brief) during the ground works.
<b>Minerals and Waste:</b>	No objection.
<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 Representations have been received from 1 contributor which objects 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:
- Do not feel the location, design and landscaping treatment adequately maximises the benefits of the scheme whilst minimising the level of impact on the landowner.
  - The proposal does not maximise the benefit of the use of the existing facilities on the adjoining land, particularly the Thames Water balancing pond.

- Request to discuss the scheme with the Council to agree a design.

## 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 although it does in parts adjoin the defined settlement boundary for Thatcham. 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 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 two others which are currently proposed and pending planning permission (land to the north of Bowling Green Road and west of Heath Lane) will provide additional protection to those properties not benefitting from these developed schemes and will mitigate the existing flow routes identified in the Action Plan.

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 in the north-eastern margins of the town of Thatcham to the east of Floral Way and north of the A4 Bath Road. This road network forms a physical barrier between the developed area to the east and south and the open countryside to the north and west. The boundary with Floral Way is defined by an established and robust belt of trees some 15m wide and the A4 by a tree lined hedgerow. To the north and east are grass fields and the land gently rises up to the semi-wooded skyline. Grazed pasture, hedgerows and mature and semi-mature trees and the wide tree belt along Floral Way are all important local landscape features of this area. The site is outside of the North Wessex Downs AONB.
- 6.8 To the east of the site is Siege Cross Farm. This contains a number of buildings, two of which are listed; the Cart Shed and the Barn. The proposals are not considered to have an impact on the setting of these buildings.
- 6.9 There are no public rights of way within the immediate area or across the application site. There is a pedestrian pavement and bus stop on the northern side of the A4 and a pavement on the western side of Floral Way.
- 6.10 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.
- 6.11 Primary landscape mitigation measures have been included within the layout. The new access track has been located to avoid trees of value within the southern hedgerow adjacent to the A4 and a new northern field boundary will be created from hedgerow and tree planting. In addition to these there will be intermittent Oak tree planting within the site which will help integrate the scheme into the open countryside.
- 6.12 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.
- 6.13 Access to the site is achieved from the A4 with a new entrance proposed between two oak trees. These trees are to be retained and protected during construction. No objections have been raised by the Tree Officer.
- 6.14 A second element of the proposal is to allow for the deposition of approximately 144m<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. It is acknowledged that the quantities specified are as per the modelling calculations carried out and this is subject to some variation. The main aim is to reuse material within the site. Spoil is to be spread to a depth of between 0.15m-0.3m. This is not considered to have a significantly detrimental impact on the character of the area.

- 6.15 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***

- 6.16 By virtue of the location of the application site there are no immediate residential neighbours and the adjoining land comprises open fields. Concern has been raised by a third party for the location, design and landscaping of the scheme.
- 6.17 The site has been chosen due to the prevalent flow path for surface water runoff. Runoff arising from the land north of Bath Road follows a natural dip in the contours and is routed along the existing ditch, currently discharging unattenuated towards residential property south of Bath Road/London Road. To protect the existing residential areas it is necessary for the proposed scheme to intercept the runoff pathways and be sited on this land. The size of the basin is determined by the catchment size and flood event and the remainder of the schemes footprint comprises access tracks, bunds and ditches.
- 6.18 The question has been raised as to why the existing Thames Water balancing pond has not been used as part of the flood alleviation scheme. There are two reasons for this: firstly the existing Thames Water balancing pond and proposed flood alleviation scheme serve different catchments and directing these flows into the same existing pond would adversely affect the sewer network. It is good practice to keep surface water attenuation schemes serving developments separate from flood alleviation schemes hence the existing balancing pond has not been used. Secondly the pond is separated from the site by a water course and ecologically vulnerable trees as well as existing vegetation within the pond itself.
- 6.19 The proposed use is compatible with the adjoining agricultural use.
- 6.20 In conclusion the proposed basin is not considered to have a harmful impact on the amenity of neighbouring land uses and as such the scheme is in accordance with Policy CS14 of the Core Strategy and the guidance within the NPPF.

### ***Highways***

- 6.21 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.
- 6.22 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***

- 6.23 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.

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

### ***Archaeology***

- 6.26 The application is supported by a heritage desk-based assessment by Cotswold Archaeology. This shows that the site has some archaeological potential particularly of the Iron Age/Romano-British and medieval periods although there are no known heritage assets of archaeological interest present. The land has been subject to some modern intrusion including a pipeline. 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.
- 6.27 In conclusion the proposal accords with Policy CS19 of the Core Strategy and the guidance within the NPPF.

### ***Trees***

- 6.28 The application is accompanied by an Arboricultural Impact Assessment and includes a Tree protection Plan and an Outline Arboricultural Method Statement. Policy CS19 of the Core Strategy seeks to ensure that new development conserves and enhances the local distinctiveness and landscape character of an area.
- 6.29 The site is well screened by existing tree belts along Floral Way and the A4. In order to accommodate the northern section of the new drainage channel, a headwall and some of the track a section of hedge will be removed internally from part of the site and a small section along the A4. These trees are mostly semi-mature or small trees and their losses are mitigated by the proposed planting scheme.
- 6.30 Given the proximity of some of the works to tree roots the Arboricultural Method Statement sets out certain construction practices and measures which will need to be followed to minimise any potential harm to the trees. Such measures can be secured by a planning condition.
- 6.31 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.

- 6.32 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.	<b>Commencement of development</b> The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  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.	<b>Approved plans</b> The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: Location Plan 2005300-002F Bund and Swale Construction Details sheet 1 of 2 2005300-018 Bund and Swale Construction Details sheet 2 of 2 2005300-019 Flood Alleviation Access Road Construction Details 2005300-017 Outflow Control Structure Details Proposed Earthworks Cut and Fill Volumes 2005300-007 Access Road General Arrangement 2005300-015A Existing Utilities Plan 2005300-005B Constraints Plan 2005300-004B Tree and Hedge Removal Plan 2005300-014 Landscape Proposals 01-9C/2021-22/WB/LAEPLA Rev.A Site Wide General Arrangement 2005300-001D Proposed Access Road Swept Path Analysis 20052300-021B Fire Tender Swept Path Analysis 2005300-022A Soil Spreading Strategy 2005290-200B Soil Spreading Statement ref: DF-SM/2005290/N&E Design & Access Statement by Ardent, Nov 2021



	<p>Landscape Appraisal, proposed landscape Scheme, Planting Details and Landscape management and Maintenance Plan by Liz Allen, Nov 2021</p> <p>Arboricultural Implications Report by SJA Trees, November 2021</p> <p>Heritage Desk-Based Assessment by Cotswold Archaeology, September 2021</p> <p>Flood Risk Assessment by Ardent, December 2021</p> <p>Geotechnical Interpretative report by Geo-Environmental, Nov 2021</p> <p>Ecology Assessment by Derek Finnie Associates, November 2021</p> <p>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></p> <p>All landscape works shall be completed in accordance with the submitted plans, reference drawing numbers 01-09C/2021-22/WB/LAEPLA – Rev A dated 25/11/2021.</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></p> <p>All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference drawing numbers SJA TPP 21537-044 dated Nov 2021 by SJA Trees.</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> <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><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</p>

	<p>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, and plan SJA TPP 21537-044 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 the tree protection measures required prior to the deposition of any spoil on the land to the North of Bowling Green Road.</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 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</p>

	Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
9.	<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>
10.	<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>

	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.
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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 <a href="http://www.westberks.gov.uk/cil">www.westberks.gov.uk/cil</a>