

**EASTERN AREA PLANNING COMMITTEE  
24<sup>TH</sup> AUGUST 2022**

**UPDATE REPORT**

**Item No:** 1                      **Application No:** 22/01330/REG3                      **Page No.** 27- 61  
**Site:** Land North Of Bloomfield Hatch Farm Bloomfield Hatch Mortimer Reading West Berkshire

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**Planning Officer Presenting:** Mr. Matthew Shepherd (Senior Planning Officer)

**Member Presenting:** N/A

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**Parish Representative speaking:** Chris Faulkner - Wokefield Parish – In Person

**Objector(s) speaking:** Neil Callan - on behalf of the BHRA Bloomfield Hatch Residents Association – In Person

Steven Davies – In Person

Craig White – In Person

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

**Applicant/Agent speaking:** Miles Roberts – Applicant – In Person  
Ernie Shelton – Agent - In Person

**Ward Member(s):** Cllr Graham Bridgman  
Cllr Royce Longton  
Cllr Geoff Mayes

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### **1. Additional Public Representations**

Two additional public representations have been submitted these are as follows:

- Concern that the buildings on site associated with the development could be turned into homes in conflict with covenants on the land.
- Concern in regards to the failure to assess the impact on undesignated heritage asset.

Officer note: The proposed buildings all serve a purpose for proposed solar farm and are not capable of conversion due to the equipment housed within them. Notwithstanding this, any change of use would require a planning application. The officer's recommendation considered heritage assets within the report.

## 2. Environments Agency

The Environments Agency raised a comment that some of the cabling routes pass through areas of flood risk and they wanted clarification on how the applicant was going to manage flood risk during construction.

The case officer advised that the cable routes would run underground within the highway as with any other utilities cable. Although these works are normally carried out under permitted development, and so don't require a planning application, they have been included as part of the proposal for completeness. It is considered that this matter can be adequately addressed through a planning condition to manage flood risk during construction.

## 3. History of farm ownership

The following table is provided in response to questions on the committee site visit regarding the history of Bloomfield Hatch Farm.

1900	Wokefield Park Estate	Purchased by Alfred Palmer	Huntley and Palmers
1936	Whole estate sold off	Bloomfield Hatch Farm – Victorian farmhouse and buildings	Bought by Berkshire County Council
1937	Bloomfield Hatch Farm	New Farm Buildings Built	By Berkshire County Council
Sept 1984	Bloomfield Hatch Farmland	Let to Steve Davies	Let out by BCC
March 1985	Bloomfield Hatch Farmhouse Victorian house and barns sold	To private owners	Sold by BCC
Sept 1989	Bungalow given planning permission	Tenant built new farmhouse	Mr Steve Davies
Jan 1995	Permission for barns at the original farmhouse to be converted into more houses	Adjacent owner redevelops old farmhouse	
1st April 1998	BCC dissolved	Farm passed onto WBC complete with tenant	WBC is unitary authority which replaced the old BCC.

## 4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to revisions to condition 7 as outlined below.

### 7. Drainage measures

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use;

- b) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse or piped system at no greater than 1 in 1 year Greenfield run-off rates;
- c) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology;
- d) Include run-off calculations based on current rainfall data models (FEH 2013 preferred), discharge rates (based on 1 in 1 year greenfield run-off rates), and infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- e) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- f) Ensure permeable paved areas are designed and constructed in accordance with manufacturers guidelines if using a proprietary porous paved block system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;
- g) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
- h) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;
- i) Include details of how surface water will be managed and contained within the application site, **and along the cable routes**, during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;
- j) Include an Application for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc);

Thereafter, the development shall be undertaken in accordance with the approved details. The development shall not start generating electricity until the drainage measures have been completed in accordance with the approved details.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and the Sustainable Drainage Supplementary Planning Document (December 2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.