

**WESTERN AREA PLANNING COMMITTEE  
21 SEPTEMBER 2022**

**UPDATE REPORT**

**Item No:** 4(2)                      **Application No:** 21/01843/HOUSE                      **Page No.** 29-66

**Site:** Lake House (formerly Hayward Green Farm), West Woodhay Road, West Woodhay, Newbury, West Berkshire, RG20 0BU.

---

**Planning Officer Presenting:** Jake Brown

**Member Presenting:**

---

**Parish Representative Speaking:** West Woodhay Parish Meeting – Mr Simon Hayes (in person)

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

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

**Applicant/Agent Speaking:** Mr Oliver Neagle, Carter Jonas (via zoom )  
Mr Steven Sensecall, Carter Jonas, (in person)

**Ward Member(s):** Councillor Dennis Benneyworth  
Councillor James Cole  
Councillor Claire Rowles

## 1. Update information

Comments have been received from the Lead Local Flood Authority (LLFA) confirming that the wording of condition 10 (Drainage) proposed in the agenda report is acceptable subject to the additional requirement to provide a summary of the possible impact on the local hydrogeological regime including sub-surface flow paths and groundwater levels in the context of the development and the local catchment area, together with an explanation of how the proposal mitigates that impact.

Following a discussion with the Local Highway Authority (LHA), they have requested that details of the number of HGV movements and dust mitigation measures relating to spoil removal be specified in proposed condition 8 (Spoil Removal).

## 2. Updated Recommendation

Having considered the additional comments from the LLFA and LHA, officer recommendation remains to delegate to the Service Director – Development and Regulation to make representations at appeal that planning permission should be granted subject to the proposed conditions as set out in the agenda committee report and the proposed amended conditions 8 (Spoil Removal) and 10 (Drainage) below:

### 8. Spoil Removal

No further development shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

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

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area and AONB. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

### 10. Drainage

No further development shall take place until details of sustainable drainage measures to manage surface water and ground 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 West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;
- b) Include and be informed by the ground investigation survey submitted on 3 November 2021 titled 'Hydrogeological Report and Surface Water Drainage Strategy' dated October 2021 [issue 9];

- c) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- d) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change and a suitable outfall location;
- e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater including an estimate of required siltbuster capacity and temporary swale volume;
- f) Include details of how water will be retained and re-used within the site for activities such as watering gardens or swimming pool;
- g) Include a summary of the possible impact on the local hydrogeological regime including sub-surface flow paths and groundwater levels in the context of the development and the local catchment area, together with an explanation of how the proposal mitigates that impact;
- h) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;

The above sustainable drainage measures shall be implemented in accordance with the approved details before the before the basement hereby permitted is first occupied. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).