

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
4(1)	21/03256/RESMAJ Theale	24 th March 2022 ¹	<p>Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission 15/02842/OUTMAJ (allowed on appeal) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.</p> <p>Lakeside, The Green, Theale, Reading</p> <p>Ridgepoint Homes</p>
¹ Extension of time agreed with applicant until 17.03.2023			

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03256/RESMAJ>

Recommendation Summary: Delegate to the Service Director of Development & Regulation to GRANT APPROVAL of reserved matters subject to the conditions listed below.

Ward Member(s): Councillor Macro

Reason for Committee Determination: More than 10 letters of objection

Committee Site Visit: 8th March 2023

Contact Officer Details

Name: Emma Nutchey
Job Title: Principal Planning Officer
Tel No: 01635 519111
Email: emma.nutchey@westberks.gov.uk

1. Introduction

- 1.1 The site known as Lakeside lies on the western edge of the village of Theale which is a Rural Service Centre. The site benefits from outline planning consent (15/02842/OUTMAJ) for up to 325 dwellings including 70 extra care apartments. Consent was granted for this scheme at appeal under which a number of parameter plans relating to building heights and open space provision were approved.
- 1.2 This reserved matters application proposes 290 units comprising of 70 extra care units, 119 apartments and 101 houses. This is the second reserved matters application for the site, phase 1 has already been approved for 9 units.

Private	Beds	No.
FOG	2	2
Apartment	2	85
House	2	43
House	3	34
House	4	15
Total		179

Affordable	Beds	No.
FOG	2	2
Apartment	2	30
House	3	6
House	4	3
Total		41

Extra Care	Beds	No.
Apartment	1	27
Apartment	2	43
Total		70

Grand Total		290
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- 1.3 The application site comprises a broadly triangular parcel of land which is bordered by the A4 to the south with a large roundabout to the west. To the north a portion of the site fronts onto The Green onto which the main entrance of the site is located while further east there is a frontage of properties which face onto the road. To the east are the properties accessed from St Ives Close and Volunteer Road.
- 1.4 Historically the site was subject to gravel extraction which, aside from the remaining lake, was infilled between the 1950s and 1970s. The west of south Lakeside was occupied by railway sidings between the 1970s and 1980s in association with the nearby railway depot. The site has remained unoccupied since the 1970s and now comprises unmanaged vegetation and scrubland.
- 1.5 For the purposes of managing the delivery of the development the site has been divided into 5 phases. Following the approval of reserved matters consent for phase 1 those works have now commenced on site. This application relates to the remainder of the site, phases 2-5. The proposal seeks detailed planning permission for 290 dwellings/flats including 70 extra care units. Combined with the approved scheme for phase one of 9 units this will result in the delivery of 299 homes across the whole site.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site. The permissions listed all relate to the residential permissions at the site. The application site has a long planning history with an extant consent for a B1 business park (application 154882) comprising of 14,488sqm of B1 floor-space in three 3-storey buildings together with 545 surface car-parking spaces. All the buildings and car-parking would be contained within South Lakeside) and North Lakeside would be landscaped as open space.
- 2.2 Only those permissions most relevant to this application are detailed. Those permissions relating solely to the part of the site being developed under phase 1 are not listed.

South Lakeside

Application	Proposal	Decision / Date
04/01219/FULMAJ	350 houses and apartments with associated access, parking, amenity space and landscaping.	Refused but allowed at appeal Sept 2007
11/00117/CERTP	A lawful development certificate issued to confirm that planning permission 04/01219/FULMAJ had been lawfully implemented.	Approved 10 th June 2011

North Lakeside

Application	Proposal	Decision / Date
16/01846/OUTMAJ	25 dwellings with associated access, parking and landscaping works with access.	Allowed on appeal 15 th March 2017
20/00664/RESMAJ	Reserved matters for 16/01846/OUTMAJ	Approved 1 st December 2020

Whole site

Application	Proposal	Decision / Date
15/02842/OUTMAJ	Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping	Approved on appeal. The outline to which this application relates.

3. Procedural Matters

- 3.1 Outline application 15/02842/OUTMAJ was screened on the 11th April 2016 against the 2011 Regulations. This confirmed that the proposal is not considered to be EIA development. The regulations have since been updated (2017) however screening should take place at outline stage. This application comprises the submission of details only and as such further screenings are not required.
- 3.2 The application was advertised by way of a site notice which expired on the 9th February 2022. The application was also advertised in the Reading Chronicle on the 20th January 2022. Following the receipt of amended plans all third parties who originally made representations on the scheme were also notified directly and given 21 days to comment.
- 3.3 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.

Theale Parish Council:	<p>Objections raised 7th February 2022:</p> <ul style="list-style-type: none">- The scale of the proposed buildings are out of keeping, particularly with those on The Green. There are no other 4 storey buildings in Theale.- The appearance and character of the proposed buildings are out of keeping with the nearby buildings on the Green, majority built between 1930s and 1960s.- Increase in traffic and parking issues on The Green.- Lack of noise barrier to shield against noise from the A4 bypass.- Concerns over removal of existing trees along the boundary. <p>Objection raised 29th December 2022. Repeat above concerns</p> <p>Objection raised 11th January 2023:</p>
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	<ul style="list-style-type: none"> - The style and scale of the development, particularly relating to the height of the buildings which are in part 4 storeys is out of character with the area. - Local services and infrastructure: doctors, schools and roads are not adequate to provide for further development.
Sulhamstead Parish Council:	No objection
WBC Highways:	No objections subject to conditions
Affordable housing:	No objections
Drainage:	No objections
Trees:	No objections subject to conditions.
Ecology:	No objections subject to conditions
Royal Berkshire Fire & Rescue:	No objection
Office Nuclear Regulation:	No objection
Health and Safety Executive:	Do not advise against the development.
Emergency Planning:	No objection
Environmental Health:	No objection.
Minerals and Waste:	No objection
Archaeology:	No objection: A programme of archaeological works has been carried out on this site indicating the archaeological potential is low.
Natural England:	No objection
Thames Valley Police:	Initial concerns were raised in respect of parking, garden access arrangements and postal and waste arrangements for the flats and natural surveillance of the open spaces and public realm. No further comments have been received on the amended plans.

Public representations

4.2 Representations have been received from 20 contributors, 0 of which support and 20 of which object 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:

- Impact on the character of the village of Theale. Building heights at 4 storeys are out of keeping and harmful to the character of the area.
- Building heights are harmful to the AONB.
- Impact of additional traffic.
- Services such as schools and doctors cannot cope with additional facilities.
- Concerns for the use of old base plans which are now inaccurate.
- Concerns for overlooking of existing dwellings: Block 1 is a 3 storey apartment building which will overlook the existing Victorian terraces at the end of The Green.
- Impact on wildlife – nightingales on the site.
- Concern for lack of parking spaces.
- Drains unable to cope
- No tree screening to the rear of the properties along The Green which increases loss of privacy.
- Concerns for safety at the access regarding pedestrians and vehicles.
- Blocks of flats are overbearing.
- Risks of surface water flooding.
- Noise/air and light pollution.
- Impact on trees covered by a Tree Preservation Order.

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, ADPP6, CS1, CS4, CS5, CS6, CS13, CS14, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS5, OVS6, TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Sustainable Drainage SPD

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance
- Impact on neighbour amenity
- Highways

- Trees
- Ecology
- Drainage
- Housing

Principle of development

- 6.2 The application site is located within the settlement boundary of Theale, a Rural Service Centre as defined by Policy ADPP1 of the Core Strategy. Planning permission 15/02842/OUTMAJ, which was granted at appeal, secured outline permission for development described as 'Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.' This application seeks to approve the detailed design of the scheme. The proposal comprises a total of 290 units of which 70 are extra care.
- 6.3 Policy CS4 of the Core Strategy states that residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community having regard to the character of the area, accessibility to services and local need. The development is divided into five different character areas. The proposal provides for a mix of property sizes and types however provision is heavily skewed towards flatted accommodation. While the densities achieved are relatively high for the area during the appeal the Inspector noted that a development of this scale is likely to be necessary for the site to be viable and that the proposals make good use of land which is otherwise effectively derelict. In conclusion the number, density and mix of units has already been determined through the parameters established under the outline.
- 6.4 The unilateral undertaking as part of the outline permission secured the provision of 41 affordable units comprising a tenure split of 12 shared ownership and 29 social rent dwellings. This level of affordable housing provision and the tenure mix was agreed following discussions relating to viability at the appeal for 15/02842/OUTMAJ. The proposals meet with the requirements of the obligation delivering a mix of 1 and 2 bedroom flats and 3 and 4 bed houses. The affordable units are shown in pink on the tenure plan and will be delivered in phase 2. The proposals have been agreed with Housing Officers.
- 6.5 The principle of residential development at this scale is acceptable and has been examined and approved at outline stage. As such this report focuses on the detailed design of the proposals.

Character and appearance

- 6.6 The site known as Lakeside comprises a broadly triangular parcel of land with the A4 parallel to the southern boundary and The Green to the north. The western end of the site faces onto a large roundabout which links traffic with Pangbourne, the M4 and Thatcham. A lake created from the former gravel pits on the site occupies a large portion of the eastern end of the site with an area of woodland in the south eastern corner. There are a number of existing properties within close proximity to the site namely those along The Green which back onto the northern boundary and the dwellings accessed from The Green and St Ives. Further east is an estate with the properties on Volunteer Road backing onto the far eastern boundary.
- 6.7 The site is to be divided into five character areas; north shore, the edge, gateway, south shore and extra care. Of the 290 dwellings proposed 119 are flats and 101 are houses. The flats would predominately be within the south shore area overlooking the lake with other smaller blocks interspersed throughout the development. The density of the

scheme equates to 35 dwellings per hectare across the site as a whole. The proposals meet with the minimum rear to rear separation distance of 21m as required by Supplementary Planning Document Quality Design.

- 6.8 Strong concern has been raised by Theale Parish Council and objectors for the density of the development and the heights of the buildings. It is their view that the proposal is not in keeping with the character of the area particularly given the edge of Theale location. Material to the review of this scheme are the parameter plans that were approved at outline stage. Under the outline application the Inspector granted planning permission for up to 325 houses and apartments including 70 extra care units. This equated to a density of approximately 38 dwellings per hectare. This proposal including the consented 9 units on phase 1 equates to a density of 35 dph across the site as a whole. The approved parameter plans showed a high density, heavily flatted scheme and viability was a recognised and accepted concern. A copy of the approved parameters plans are attached in Appendix A.

- 6.9 As part of the appeal the Inspector made the following comments with regards to the building heights and density.

Paragraph 47: Based on the parameter plans and indicative plans, the proposed development would be quite intensive over most of the site, with buildings of over 14m high in some parts of the site, and fairly closely spaced in others. However, to the north of the lake, the density and the heights would be lower and more in keeping with the existing properties adjacent to this part of the site. The existing TPO trees and woodland could be retained, and some new open space could be created. The taller buildings would be quite prominent in the landscape, but subject to detailed design, that does not make the development unacceptable, even on a site just outside an AONB, as this is.

- 6.10 All of the proposed building heights accord with the approved parameter plans. The proposal has been designed such that the dwellings on the northern part of the site, behind the properties on The Green are 2 and 2.5 storey which is reflective of the dwelling heights of other properties on the edge of Theale. With a mix of semi detached and short terraces of properties the scale and form of the buildings is in keeping with the immediately neighbouring buildings. The layout also means that the new dwellings back onto the gardens of these properties and the 21m separation distance is adhered to.
- 6.11 While the flats are 3 and 4 storey they have been sensitively designed and well-articulated with details which add to the quality of their appearance. The buildings themselves are large but changes in the ridge and eaves height and the use of gables and other features help to break up the built form. These large buildings will be read mostly in views looking across the lake and will frame the lakeside edge. Considerable work on the landscaping has also taken place utilising tree species which will themselves be large such as Oak to ensure they make a visual contribution to the setting of the buildings over time.
- 6.12 In conclusion the heights of the buildings comply with the scope of the parameter plans and the density of the scheme as a whole is slightly lower than that approved at appeal.
- 6.13 It is also important to recognise that there is an extant permission for residential development on the site reference 04/01219/FULMAJ for 350 units on South Lakeside only. This is a dense scheme of 90 dwellings per hectare comprising of 3-5 storey apartments. A layout plan for this scheme alongside some elevations are attached in Appendix B. There is a certificate of lawfulness confirming that this scheme has been lawfully implemented and as such represents a valid fall back position which could be completed at any time. No further planning consent would be required from the Local Planning Authority to undertake these works.

- 6.14 The boundary of the site adjacent to the A4 is currently open. As part of the proposals a 1.8m high close board fence will be constructed. This is not deemed necessary from an acoustic perspective however it is important to provide some privacy, security and separation between the development and the highway.
- 6.15 The soft landscape plans also show tree planting along this boundary at regular intervals. While this will not create a buffer of planting it will over time soften the edge of the development. Elsewhere within the site the garden boundaries backing onto the lake (plots 36-42) have been designed so that there is no closed board fencing immediately adjacent to the water's edge to ensure that the soft edge around the lake is maintained and views from all vantage points are sympathetic. Permitted development rights for additional new fencing around the lake have been removed entirely to maintain these open views which are important to the setting of the site and character of the new residential estate. Across the site as a whole the number of street trees has been significantly increased during the application process. The NPPF paragraph 131 recognises the importance of street trees and encourages streets to be tree lined which the scheme now accords with.
- 6.16 It is recognised that objections were raised by the Police to the original proposals. Since these comments the layout of the scheme has been altered with an increase in car parking provision and improved accessibility to back gardens and improved surveillance. No further comments have been received from the Police however it is considered that the changes made to the scheme present an improvement on the original submission.
- 6.17 In conclusion, the parameters for the scale and form of the development: density and building heights have already been established at outline stage. It is considered that the design and appearance of the buildings, the layout, open spaces and landscaping are of a high quality to help integrate the development into the local area and create an attractive new estate. As such the proposals comply with Policies CS14 and CS19 of the Core Strategy and the guidance within the NPPF and Quality Design SPD.

Impact on neighbour amenity

- 6.18 Policy CS14 of the Core Strategy seeks to protect the amenity of neighbouring properties. The development to the north of the site borders the rear gardens of the properties on The Green. The proposed layout has been designed such that the new dwellings back onto the rear gardens of these existing properties. It is recognised that a number of existing trees have been removed from this part of the application site opening up views into the existing gardens. Furthermore the proposed properties largely have skylights within the roof. While mindful of this, the rear to rear separation distances between existing and new properties range from 25m to 40m thus exceeding the minimum 21m stated within the design guidance. Such distances are considered sufficient to ensure that a suitable level of privacy is maintained for these existing dwellings.
- 6.19 3 new dwellings comprising a short terrace, plots 1 to 3, is proposed to the west of number 41 The Green. The proposed properties extend beyond the rear elevation of number 41 by approximately 3.8m. There is a garage to the side of number 41 and the proposed houses will not infringe on daylight to any of the rear windows of this existing neighbouring property or have an overbearing impact when drawing a 45 degree line from the nearest openings.
- 6.20 Block 1 is a 3 storey block of flats to the south of the houses on The Green. The impact of this on the amenity and privacy of the occupiers of numbers 39 and 41 The Green has been considered. At its closest point the new flats are 33m from the rear of number 41 and any overlooking would be oblique given that it is not positioned directly to the

rear of this property. In conclusion this building is not considered to have a harmful impact on neighbour amenity.

- 6.21 There is a slight shortfall in terms of the amount of private amenity space for some dwellings falling below the 70m²/100m² as recommended by SPD Quality Design for a 2 and 3+ bedroom house respectively. Notwithstanding this however the gardens are sufficiently private by virtue of the separation distances between the houses and provide functional and practical outside space. It is also recognised that green infrastructure covers 35% of site with 15% comprising amenity/open spaces (excluding private amenity areas) and 20% comprising the lake. The amenity/open space areas include the woodland, the perimeter lake walk, the amphitheatre and a number of play areas thus providing a good level of outdoor provision. On balance the slight shortfall in garden sizes is off set by the other considerations.
- 6.22 In conclusion, the proposed dwellings alter the outlook from the properties on The Green however they will not have a harmful impact on the amenity of neighbouring properties in terms of loss of light, overlooking or over bearing impacts. The layout meets with the design standards set out within SPD Quality Design and the proposal as a whole accords with CS14 of the Core Strategy and the guidance within the NPPF.

Highways

- 6.23 Policy CS13 of the Core Strategy concerns transport. It emphasises that road safety in West Berkshire is a key consideration for all development. Particular focus should be given to the safety of pedestrians, cyclists, and other vulnerable road users.
- 6.24 The proposed development is to be served by a main access off of The Green. This access is existing but to be modified in accordance with the approved plans. The design of this main access has already been approved. This proposal relates to the detailed design of the scheme and by virtue of the internal layout will provide for an emergency access via St Ives were an event to occur and the main access be blocked. This is not a secondary access but one to be used in an emergency only. This is a welcomed change to the layout from a highways perspective and a benefit.
- 6.25 Following amendments to the scheme the layout complies with Manual for Streets providing interconnected loops. Amendments have also been made to the new road which runs parallel to the A4 to build in some natural speed calming measures.
- 6.26 The Council's standards with respect to car parking are set out within Policy P1 of the Housing and Site Allocations DPD. With regards to the housing the car parking provided exceeds the requirements of Policy P1. All three and four bedroom houses have three on site car parking spaces or more, with two bedroom houses being provided with two car parking spaces each. The layout provides some 262 car parking spaces for the houses, compared to the 232.5 required according to the parking standards.
- 6.27 With regards to the flats the layout provides some 204 car parking spaces. Policy P1 requires provision for 206 spaces and as such there is a very slight shortfall of 2 spaces across the 87 flats. It is the view of the highway officer that this should not cause any significant concern.
- 6.28 50 car parking spaces have been provided for the 70 bed care home. This is considered acceptable by the highways officer as it exceeds the 0.5 spaces that have been approved at other care homes across West Berkshire, and has been found to be sufficient.

- 6.29 In conclusion, while there is a shortfall of 2 parking spaces for the flats there is an over provision for the houses and the extra care units. Across the site as a whole there is an over supply of spaces. No Highway objections have been raised subject to conditions. A number of these reflect conditions already on the outline (construction method statement, travel plan) and as such are not repeated here. The scheme is in accordance with Policy TRANS.1 of the West Berkshire Local Plan Saved Policies 2006-2026 and Policy CS13 of the West Berkshire District Local Plan 2006-2026 and the guidance within the NPPF with regards to highway safety.

Trees

- 6.30 Policy CS19 of the Core Strategy seeks to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved. Landscaping plays a key role in good design and similarly Policy CS14 seeks the preservation and enhancement of trees and recognises the value of high quality open spaces within a development.
- 6.31 The application is supported by an Arboricultural Method Statement and Tree Protection Plan. A number of TPO Willow trees have been felled on site and these have since flushed from the stumps – effectively becoming coppiced stools. It is hoped these will return to their former height and the landscaping scheme includes replacement trees on the lakeside edge to compensate for these works that have taken place. The proposals will also introduce some larger species into the areas of open space which over time will become a feature of the site and some taller trees near to blocks 4, 5 and 7 which will be in keeping with the scale of the new flats which front onto the water. Following extensive negotiations no objections have been raised by the Tree Officer to the loss of the trees due to the quality of the mitigating landscape scheme.
- 6.32 The application is supported by sufficient information to demonstrate how new planting will be managed and maintained. Details of crate systems, vandalism proof fencing and water and maintenance regimes have been submitted to demonstrate that young plants can establish successfully. Street trees have also been incorporated into the layout.
- 6.33 No objections have been raised by the Tree Officer subject to conditions. The conditions seek to secure the implementation of the landscaping scheme and its care and maintenance for at least 5 years and the implementation of the approved arboricultural method statement. In conclusion the proposal complies with Policy CS18, CS19 and CS14 of the Core Strategy and the guidance within the NPPF.

Ecology

- 6.34 Policy CS17 of the Core Strategy states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. The outline application was supported by a habitat survey and a number of planning conditions were attached.
- 6.35 The hard and soft landscaping proposals are considered to be suitable for the site allowing for the use of native plant species only. Following a review of the scheme by the Council's Ecologist no objections have been raised to this aspect of the proposals. Details of bat and bird boxes have also been submitted and these are considered to be acceptable, the implementation of which will be secured by condition.
- 6.36 In conclusion the proposal, in conjunction with the conditions on the outline, are considered to comply with Policy CS17 of the Core Strategy and the guidance within the NPPF.

Drainage

- 6.37 The site is not located within Flood Zone 2 or 3, which indicates the lowest risk of fluvial flooding. It is not located within any critical drainage area identified by the Strategic Flood Risk Assessment for the district.
- 6.38 Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with best practice and the proposed national standards and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity. The Council has adopted a Sustainable Drainage SPD which supports this policy, and provides examples of measures that can be incorporated into even minor developments. There is a condition on the outline planning permission requiring full details of a drainage strategy to be submitted prior to development. 6.39 The application is supported by a draft SuDS strategy. This has been subject to lengthy discussions between the applicant and officers to ensure a suitable solution for the site. The proposals incorporate a multitude of SuDS features throughout the site including green roofs, bio retention systems, swales, permeable paving, infiltration devices, tree pits and an ornamental pond. The strategy is considered to be acceptable and will form a basis for the design of the full drainage strategy which will be dealt with as part of the condition on the outline. No additional conditions are required. In conclusion no objections are raised and the proposal is considered to comply with policy CS16 of the Core Strategy and the guidance within the NPPF.

Housing

- 6.40 Policy CS6 of the Core Strategy seeks to address the need for affordable housing within the district. The policy sets out the percentage of affordable homes to be provided dependant on the size of a development and states that any provision below the levels set out should be fully justified through evidence set out in a viability report. The inspector recognised the viability issues associated with this site and a legal agreement was completed to secure 12.5% affordable housing which equates to 41 units. The legal agreement also includes a late stage review mechanism to allow for a limited review of actual costs and sales and any amount beyond a protected percentage profit could be clawed back as a commuted sum towards affordable housing.
- 6.41 This proposal seeks to provide 41 affordable homes as follows:

Affordable	Beds	No.
FOG	2	2
Apartment	2	30
House	3	6
House	4	3
Total		41

- 6.42 The proposed mix and tenure of the units to be provided is considered to be suitable for the site and meets with the provisions of the legal agreement secured at outline stage. Housing would have liked to see the provision of some one bed units however no objections have been raised and the scheme is considered to comply with Policy CS6 of the Core Strategy.

7. Planning Balance and Conclusion

- 7.1 The principle of up to 325 residential dwellings on the site is established under outline consent 15/02842/OUTMAJ. The approved parameter plans determined the maximum acceptable heights for the buildings and showed a large proportion of the units to be delivered as flats to achieve the approved high density scheme. To accommodate the requirement of current policies which have changed since the original outline approval in 2017, the proposal now seeks reserved matters approval for 290 units. This is then added to the 9 dwellings approved in phase 1 thus totalling 299 units across the Lakeside site as a whole. As such the scheme will deliver a slightly reduced number of houses to that which has been granted planning permission in order to ensure that the design and layout requirements of the Council's policies have been met.
- 7.2 The buildings have been designed to a high standard and are well articulated. Considerable work has taken place on the soft landscaping scheme to provide an attractive setting for the development. This has been designed to complement and work with the built form such that together they help to create an attractive living environment for future residents and those living elsewhere in Theale who may make use of the areas of public open space delivered as part of this development. No technical objections have been raised by statutory consultees to the scheme and while there is a shortfall of 2 parking spaces for the flats there is an over supply of parking for the houses and care home which offset this. As such a reduction of 2 parking spaces is not considered to cause any significant harm in this instance.
- 7.3 In conclusion the proposal is considered to comply with the West Berkshire Core Strategy as a whole and the guidance within the NPPF. The proposal is therefore recommended for approval subject to conditions.

8. Full Recommendation

- 8.1 To delegate to the Service Director of Development & Regulation to GRANT APPROVAL of the reserved matters subject to the conditions listed below.

1.	<p>Commencement of development</p> <p>This approval relates solely to the reserved matters referred to in condition 2 of the outline planning permission granted at appeal on 15th March 2017 under appeal reference APP/W0340/W/16/3159722. Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions applied to that outline planning permission.</p> <p>Reason: For the clarity and the avoidance of doubt. The reserved matters cannot be considered separately from the permission to which they relate and the conditions applied on that outline permission are still applicable.</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed on the Document List titled '21/03256/RESMAJ – Application for the approval of reserved matters pursuant to outline planning consent ref: 15/02842/OUTMAJ.'</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

3.	<p>Sample of materials</p> <p>No works in any phase shall take place above slab level until samples and an accompanying schedule of the materials to be used in the construction of the external surfaces of the development for that phase hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development of that phase shall be carried out in accordance with the approved materials.</p> <p>Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because the approved materials will be used throughout construction.</p>
4.	<p>Ground levels and finished floor levels</p> <p>No development shall take place until details of existing and proposed ground levels, and finished floor levels of the dwellings for that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006).</p>
5.	<p>Boundary Treatments</p> <p>No dwelling shall be occupied until the boundary treatment for that property has been constructed in accordance with the approved details as shown on the drawing titled Hard Landscape drawing number RID22928-12H. Notwithstanding this no dwelling in phase 2 shall be occupied until the 1.8m high close board fence adjacent to the A4 has been erected in accordance with the approved plans. Thereafter the approved boundary treatment shall be retained.</p> <p>Reason: The design and appearance of the boundary treatments are an integral element of achieving good design. The fencing also has important acoustic qualities. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
6.	<p>Condition 27 of the outline</p> <p>No dwelling shall be occupied until the measures necessary to limit externally generated noise as detailed in the report titled Noise Control Scheme by Bickerdike Allen Partners dated 20 June 2022 have been implemented in full in accordance with the approved details and thereafter retained.</p> <p>Reason: This information has been submitted in accordance with condition 27 of the outline and the works are deemed necessary to mitigate any noise impacts on future residents in accordance with Policy CS14 of the Core Strategy and the guidance within the National Planning Policy Framework.</p>

7.	<p>Landscaping</p> <p>All landscape works shall be completed in accordance with the submitted ten ACD Environmental plans plus schedule, reference drawing numbers RID22928-11L dated Nov 2021 updated 22.02.23.</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 National Planning Policy Framework and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
8.	<p>Arboricultural Method Statement</p> <p>The Arboricultural Method Statement and tree protection measures within Keen Consultants report ref: 1745-KC-MS-YTREE-MethodStatement-RevC dated August 2022 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the National Planning Policy Framework and Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
9.	<p>Electric vehicle charging point</p> <p>No dwelling shall be occupied until details of an electric vehicle charging point for that property have been submitted to and approved in writing by the Local Planning Authority. The dwelling thereafter shall not be occupied until the charging point has been installed in accordance with the approved plans and shall thereafter be retained and kept available for the potential use of an electric car</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
10.	<p>Visibility splays within the site</p> <p>No dwelling shall be occupied until the visibility splays within the site have been provided in accordance with drawing number 6782.010 D dated November 2021. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.</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).
11.	<p>Parking/turning in accordance with plans</p> <p>No dwelling shall be occupied until the associated vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
12.	<p>Cycle parking</p> <p>No dwelling shall be occupied until the associated cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
13.	<p>Bat and Bird Boxes</p> <p>No dwelling hereby approved shall be occupied until the bat and/or bird boxes for that particular unit have been installed in accordance with the approved details shown on Soft Landscape plan RID22928-11L. The bat and/or bird boxes shall thereafter be retained in accordance with the approved details.</p> <p>Reason: 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>
14.	<p>Floating Ecosystem modules</p> <p>Prior to the sale of the final property on the site the 3 floating ecosystem modules as detailed on Soft Landscape plan RID22928-11L shall be positioned within the lake in accordance with the approved plans and thereafter retained.</p> <p>Reason: 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>
15.	<p>Removal of PD rights for fencing around the lake</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gates, fences, walls or other means of enclosure around the lake which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected, constructed, or materially altered without planning permission being granted by the Local Planning Authority on an application made for that purpose. This restriction excludes any development expressly permitted by this permission, and does not prevent repairs or replacements</p>

	<p>(in full or in part) that do not materially affect the external appearance of any gate, fence, wall or other means of enclosure.</p> <p>Reason: To prevent the erection of such development which may have an adverse impact on the open character and appearance of the lake which is a feature within the site. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).</p>
	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
3.	The Council has emerging highway design standards requiring all roads serving more than five dwellings to designed, constructed and adopted as public highway via a Section 38 Agreement. This Council does apply the Advanced Payment Code Under section 220 of the Highways Act 1980, and it will be applied to all roads serving more than five houses within the site. The expected monies being paid to the Council, will be the equivalent of the cost of constructing the above roads within the site using the Councils rates. The monies obtained would cover the cost for the Council in needing to reconstruct adoptable assets, if required to do so, including by residents. Of course any section 38 Agreement, does enable said monies to be returned upon adoption.