

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	Institute For Animal Health Compton Parish Council	29 th May 2023 ¹	Discharge of Conditions 16, 17, 18 Part A, 18 Part B-D, 19, 20 and 21 of planning permission 20/01336/OUTMAJ Institute For Animal Health, High Street, Compton, RG20 7NN Homes England

¹ Extension of time agreed with applicant until 25th July 2023

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

<https://publicaccess.westberks.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=I7MQU0RD10000>

Recommendation Summary: To **DELEGATE** to the Development Control Manager to **GRANT APPROVAL**

Ward Member(s): Councillor Carolyne Culver

Reason for Committee Determination: Member call-in

Committee Site Visit: Not required

Contact Officer Details

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1. Introduction

- 1.1 This item is for consideration of six inter-related discharge of conditions applications that seek approval of conditions reserved by condition 16 (Archaeological Supervision), 17 (Building Recording), 18 (Contaminated Land Investigation and Remediation), 19 (Construction Method Statement), 20 (Construction Environmental Management Plan) and 21 (Ecological Mitigation and Enhancement Plan) of planning permission 20/01336/OUTMAJ - Hybrid planning application seeking: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.
- 1.2 The application site is Institute For Animal Health, located within the settlement boundary of Compton within the North Wessex Downs AONB.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
00/57420/FUL	New replacement or recladding of existing boundary fencing to provide additional security to research premises and staff	Approved / 03.07.2000
00/57486/ADD	Sheep shed, additional accommodation for existing sheep enterprise	Approved / 18.10.2000
00/01207/FUL	Extension to existing mess area and additional storage area for existing S.P.F Building.	Approved / 06.02.2001
01/00566/FUL	Disposal of spoil from sheep shed development (Retrospective)	Approved / 21.01.2002
01/01513/FUL	The installation of a free standing water break tank to increase water storage capacity. Tank to be sited at first floor level supported by structural steel and foundations	Approved / 18.09.2001
02/00379/FUL	New replacement of existing boundary fencing to provide additional security to Research Premises and staff. (Phase II)	Approved / 14.08.2002

02/01967/FUL	A single storey extension to the existing HSU at Compton for experimentation for improved animal health	Approved / 13.11.2002
03/02216/FUL	The erection of a new steel-framed agricultural building for the loose housing of cattle on straw-bedded areas, with access to pasture.	Approved / 19.12.2003
07/00105/FUL	Erection of profiled metal storage shed and re-siting of 2 mobile storage units from near building C092 (To be sited adjacent to building C067).	Approved / 20.03.2007
08/00827/AGRIC	Three animal feed bins.	Not Required / 03.06.2008
08/01260/FUL	Proposed Cabin	Approved / 11.09.2008
08/02073/FUL	Profiled steel enclosure to bunded (existing) oil storage tanks adjacent to Boiler House	Approved / 07.01.2009
09/00085/FUL	The erection of two single storey extensions one for a plant room for air handling equipment and changing rooms and a single storey plant room for a boiler house and heat transference equipment. In addition there are minor ancillary accommodation works including new retaining wall, concrete hard standing for standby generator which also involves the removal of an existing chamber.	Approved / 14.04.2009
09/02080/FUL	Installation of a nitrate reduction plant to the pumphouse and a storage tank both set on stop of concrete hard standings.	Approved / 12.01.2010
15/03052/FUL	Installation of a new HV transformer including ancillary plant and secure enclosure fence.	Approved / 12.01.2016
20/01161/FUL	To install a Portakabin to be used as offices for a temporary period of 104 weeks	Approved / 16.07.2020
20/01336/OUTMAJ	Hybrid planning application seeking: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with	Approved / 14.03.2023

	the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.	
23/01171/COND	Application for approval of details reserved by Condition 22 (European Protected Species Licence) of planning permission 20/01336/OUTMAJ - Hybrid planning application seeking: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.	Approved / 04.07.2023

3. Procedural Matters

- 3.1 This is an application for the discharge of a condition of a previously granted planning permission and not an application for planning permission, and so the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 do not apply to this application.
- 3.2 This is an application for approval of details reserved by condition and Part 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 does not include any requirement for publicising the application.

4. 23/00719/COND

4.1 Application for approval of details reserved by condition 16 (Archaeological Supervision) and condition 17 (Building Recording) of approved 20/01336/OUTMAJ. The conditions state:

4.2 (16) *No phase of the development hereby granted outline planning permission, demolition, or ground works associated with the change of use, shall take place until the applicant has secured the implementation of a programme of archaeological work (phased as appropriate) in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement for each phase.*

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is applied in accordance with the National Planning Policy Framework and policy CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; archaeological deposits require investigation and supervision before and during the development works and so it is necessary to approve these details before any development takes place.

4.3 (17) *No phase of the development hereby granted outline planning permission, or demolition, or ground works associated with the change of use, shall take place within the application area until the applicant has secured the implementation of a programme of building recording in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement for each phase.*

Reason: To ensure that an adequate record is made of this site of historical interest. This condition is applied in accordance with the National Planning Policy Framework and policy CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; archaeological deposits require investigation and supervision before and during the development works and so it is necessary to approve these details before any development takes place.

Statutory and non-statutory consultation

4.4 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.

Compton Parish Council:	Only a covering letter has been provided which states that a written scheme of investigation has been approved by the County Archaeologist. That scheme is not provided on the Council portal and so cannot be subject to consultation. It is not clear that the scheme has actually be submitted to the Council as Local Planning Authority which is a requirement of the conditions attached to the permission.
Archaeology:	Summary: Details submitted acceptable.

Public representations

- 4.5 No representations have been received.

Appraisal

- 4.6 The details submitted to discharge conditions 16 and 27 is a document titled 'A Written Scheme of Investigation for Archaeological Mitigation Works and Historic Building Recording, Institute for Animal Health, Compton, West Berkshire', project 60544578 by Aecom. The document is available to view on the Council's website.
- 4.7 The case officer and archaeologist reviewed the submitted documents and are satisfied with the contents. In particular the Council's Archaeologist states that *"I can confirm that the applicants' archaeological contractors have been in discussion with me regarding this matter and that I have already seen the Written Scheme of Investigation (WSI) provided. The WSI is satisfactory and meets the objective of imposing the condition. The information provided meets the terms of the condition and I would therefore be happy for this to be discharged."*
- 4.8 It is recommended that the details submitted in relation to conditions on archaeological supervision and building recording are approved.

5. 23/00711/COND

- 5.1 Application for approval of details reserved by condition 18 Part A (Contaminated Land) of approved 20/01336/OUTMAJ. The condition states:
- 5.2 *No phase of the development* hereby granted outline planning permission, demolition, or ground works associated with the change of use, shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the LPA. The above scheme shall take account of the suggested mitigation in the Environment statement and:*
- (a) *Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s).*
- (b) *Include a remediation scheme* which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.*
- (c) *Include a monitoring and maintenance scheme* to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA.*
- (d) *Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice.*

Thereafter, any approved remediation scheme and/or monitoring and maintenance measures shall be carried out in accordance with the approved details for that phase. Two weeks written notice shall be given to the LPA prior to the commencement of any remediation scheme.

If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in accordance with the approved details.

The development shall not be occupied until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.*

(Unless otherwise agreed in writing by the LPA)*

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

A pre-commencement condition is required because insufficient detailed information accompanies the application; land contamination mitigation measures may require work to be undertaken prior to and throughout the development works and so it is necessary to approve these details before any development takes place.

Statutory and non-statutory consultation

5.3 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.

Compton Parish Council:	The cover letter refers to a “remediation and earthwork strategy” submitted to discharge this condition, but this is not available on the portal. The Ground Report details the investigations and confirms the presence of a significant number of contaminants, in line with the expectations of the Geo Desk Study. Remediation is dealt with at a high level only. Details are apparently set out in the “remediation strategy” which has not been published. This should be made available and consulted on before a decision is made.
Environmental Health:	Summary: Details submitted acceptable.

Public representations

5.4 No representations have been received

Appraisal

5.5 The details submitted under Part A of the condition are available on the Council's website and are:

- Geo-environmental Desk Study ref 60544578 dated October 2019 Part 1 received 22nd March 2023.
- Geo-environmental Desk Study ref 60544578 dated October 2019 Part 2 received 22nd March 2023.
- Geo-environmental Desk Study ref 60544578 dated October 2019 Part 3 received 22nd March 2023.
- Geo-environmental Desk Study ref 60544578 dated October 2019 Part 4 received 22nd March 2023.
- Ground Investigation Report dated September 2019 Part 1 received 22nd March 2023.
- Ground Investigation Report dated September 2019 Part 2 received 22nd March 2023.
- Ground Investigation Report dated September 2019 Part 3 received 22nd March 2023.
- Ground Investigation Report dated September 2019 Part 4 received 22nd March 2023.
- Ground Investigation Report dated September 2019 Part 5 received 22nd March 2023.
- Ground Investigation Report dated September 2019 Part 6 received 22nd March 2023.

5.6 The Council's Environmental Health have reviewed the submitted documents and are satisfied with the contents. In particular they state that *"I have reviewed the contaminated land documentation submitted and confirm that I am satisfied with the investigation undertaken on site and that general remediation proposals. It is likely that some contamination remains in areas not yet investigated therefore some demolition must be allowed to occur in order to allow access to these areas for investigation"*.

5.7 It is recommended that the details submitted in relation to part A of condition 18 on contamination are approved. The case officer and environmental health officer reviewed the submitted documents and are satisfied with the contents.

6. 23/00794/COND

6.1 Application for approval of details reserved by condition 18 Part B-D (Contaminated Land) of approved 20/01336/OUTMAJ. The condition states:

6.2 *No phase of the development* hereby granted outline planning permission, demolition, or ground works associated with the change of use, shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the LPA. The above scheme shall take account of the suggested mitigation in the Environment statement and:*

(a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s).

(b) *Include a remediation scheme* which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.*

(c) *Include a monitoring and maintenance scheme* to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA.*

(d) *Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice.*

Thereafter, any approved remediation scheme and/or monitoring and maintenance measures shall be carried out in accordance with the approved details for that phase. Two weeks written notice shall be given to the LPA prior to the commencement of any remediation scheme.

If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in accordance with the approved details.

The development shall not be occupied until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.*

(Unless otherwise agreed in writing by the LPA)*

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

A pre-commencement condition is required because insufficient detailed information accompanies the application; land contamination mitigation measures may require work to be undertaken prior to and throughout the development works and so it is necessary to approve these details before any development takes place.

Statutory and non-statutory consultation

6.3 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.

Compton Parish Council:	The cover letter refers to a "remediation and earthwork strategy" submitted to discharge this condition, but this is not available on the portal. The Ground Report details the investigations and confirms the presence of a significant number of contaminants, in line with the expectations of the Geo Desk Study. Remediation is dealt with at a high level only. Details are apparently set out in the "remediation
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	strategy” which has not been published. This should be made available and consulted on before a decision is made.
Environmental Health:	Summary: Details submitted acceptable.

Public representations

6.4 No representations have been received

Appraisal

6.5 The details submitted under parts B, C and D of condition 18 are available on the Council’s website and are ‘Cognition Land + Water, Remediation Scheme, File RS-Compton, Issue B’.

6.6 The Council’s Environmental Health have reviewed the submitted documents and are satisfied with the contents. In particular they state that, *“I have reviewed the Remediation Report dated 3/3/23 produced by Cognition Land & Water and write to confirm that it is satisfactory. The consultants are clearly aware of the issues on site and have developed a remediation methodology to deal with these and also the areas that require further investigations.”*

6.7 It is recommended that the details submitted in relation to parts B, C and D of condition 18 on contamination are approved. The case officer and environmental health officer reviewed the submitted documents and are satisfied with the contents.

7. 23/00718/COND

7.1 Application for approval of details reserved by condition 19 (Construction Method Statement) of approved 20/01336/OUTMAJ. The condition states:

7.2 *No phase of the development hereby granted outline planning permission, or ground works associated with the change of use to parkland, shall take place until a Construction Method Statement (CMS) (phased as appropriate) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works for that phase shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall take account of the suggested mitigation in the Environmental Statement and include measures for:*

- (a) *A site set-up plan during the works;*
- (b) *Parking of vehicles of site operatives and visitors;*
- (c) *Loading and unloading of plant and materials;*
- (d) *Storage of plant and materials used in constructing the development;*
- (e) *Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;*
- (f) *Temporary access arrangements to the site, and any temporary hard-standing;*
- (g) *Wheel washing facilities;*
- (h) *Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;*
- (i) *The proposed method of piling for foundations (if any);*
- (j) *A scheme for recycling/disposing of waste resulting from construction works;*
- (k) *Hours of construction and demolition work;*

- (l) Hours of deliveries and preferred haulage routes;
- (m) Ensuring public rights of way are kept open and unobstructed throughout the development
- (n) Lighting of areas and construction compounds

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13, CS14, CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.

Statutory and non-statutory consultation

7.3 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.

Compton Parish Council:	The nature of the works assessed is limited to the works to render the site suitable for use and demolition – not the construction phase but the condition does allow phased discharge. Anticipation of 20-40 people arriving in cars or vans – a “large car park” will be required. No external parking to be permitted. HGV access to be avoided between 8 and 9am and 2.30-3.30pm to avoid clashes with school A “preferred haulage route” is identified No restriction on the use of the preferred haulage route – other “non-preferred routes” could be used and no details of how school run peak time avoidance will be enforced and the Council should be asked to confirm how this will be restricted.
Environmental Health:	Summary: Details submitted acceptable.
Highways:	Summary: Details submitted acceptable. Query on phasing.

Public representations

7.4 One representation has been received which objects to the details of the condition on the basis of :

- Impact of noise, vibration and dust on health during demolition and construction
- No detail on effects for the environment in terms of noise and vibration are going to be mitigated during the period of demolition
- Does not to provide any measure in decibels of what this acceptable noise level on neighbouring dwellings
- The demolition contractors and Homes England should consider in far more detail how they are going to prevent an adverse impact from the demolition activities on properties so close to the site such as ours, in line with the legislative framework and national policies on noise and vibration pollution.

Appraisal

- 7.5 The details submitted under condition 19 are 'Cognition Land + Water, Construction Method Statement, File CMS-Compton, Issue 01'.
- 7.6 The Council's Environmental Health have reviewed the submitted documents and are satisfied with the contents. In particular they state that, *"I have reviewed the CMS... and write to confirm that it is satisfactory although the document only deals with the demolition, breakout, remediation and earthworks and not the final construction of the properties. This may need to be addressed at a later time"*.
- 7.7 The Local Highway Authority have reviewed the submitted documents. They advised that they are content with the details of the CMS, and queried *"...if the CMP is covering the demolition phase, as we do not have a detailed site layout at this stage. We only have an outline planning application. I had assumed that a CMP would be applied again later for actual construction. The CMS already states that school opening and closing times will be avoided for larger vehicles. I also continue to consider that the car park is of sufficient size for 20 to 40 workers"*.
- 7.8 To clarify, the details seeking approval relate only to the demolition phase. The condition is worded in such a way as to allow approval in phases and a further construction method statement will need to be submitted for approval before further works can proceed.
- 7.9 It is recommended that the details submitted in relation to condition 19 on construction method statement for the demolition phase only are approved. The case officer, environmental health officer and local highway authority reviewed the submitted documents and are satisfied with the contents.

8. 23/00716/COND

- 8.1 Application for approval of details reserved by condition 20 (Construction Environmental Management Plan) of approved 20/01336/OUTMAJ. The condition states:
- 8.2 *No phase of the development hereby granted outline planning permission, demolition, or works associated with the change of use hereby permitted shall take place until a Construction Environmental Management Plan (CEMP) (phased as appropriate) has been submitted to and approved in writing by the local planning authority. The CEMP shall take account of the suggested mitigation in the Environmental Statement and include the following:*
- (a) *Risk assessment of potentially damaging construction activities.*
 - (b) *Identification of "biodiversity protection zones".*
 - (c) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
 - (d) *The location and timing of sensitive works to avoid harm to biodiversity features including protected species.*
 - (e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
 - (f) *Responsible persons and lines of communication.*
 - (g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
 - (h) *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the development works or phase thereof strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure biodiversity is protected during the development works. This condition is required in order to meet the policy objectives of the National Planning Policy Framework and West Berkshire Core Strategy 2006-2026 Policy CS17.

A pre-commencement condition is required because insufficient detailed information accompanies the application; environmental measures will be required prior to and during the development works and so it is necessary to approve these details before any development takes place.

Statutory and non-statutory consultation

8.3 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.

Compton Parish Council:	This only seeks to deal with the remediation phase, not the construction phase, and therefore can only be a partial discharge – again, the condition does allow phased discharge. Conflicts with information provided under Condition 19 on site speed limits (5mph here, and 10 in the other document) and the Council should ask for the documents to be consistent. It contains a number of risk assessments which detail any issues arising should be dealt with in the remediation phase. These are largely generic in nature. West Berkshire Council needs to be satisfied that these details are sufficient given the history of the Site, before it can discharge these conditions. There is very little specific about contaminants and how these will be dealt with (likely because this is dealt with under condition 18) but consistent approaches are key.
Environmental Health:	Summary: Details submitted acceptable.
Ecology:	No comments received

Public representations

8.4 One representation has been received which objects to the details of the condition on the basis of:

- Impact of noise, vibration and dust on health during demolition and construction
- No detail on effects for the environment in terms of noise and vibration are going to be mitigated during the period of demolition
- Does not to provide any measure in decibels of what this acceptable noise level on neighbouring dwellings
- The demolition contractors and Homes England should consider in far more detail how they are going to prevent an adverse impact from the demolition activities on properties so close to the site such as ours, in line with the legislative framework and national policies on noise and vibration pollution.

Appraisal

- 8.5 The details submitted under condition 19 are 'Cognition Land + Water, Construction Environmental Management Plan, File 445-2000-2007-CEMP-01, Revision 004'.
- 8.6 The Council's Environmental Health have reviewed the submitted documents and confirmed they are satisfied with the contents. The Council's Ecologist was consulted but no comments were received.
- 8.7 To clarify, the report relates to the demolition and remediation phase, not the construction phase. The condition is worded in such a way as to allow approval in phases and a further construction environmental management plan will need to be submitted for approval before further works can proceed.
- 8.8 It is recommended that the details submitted in relation to condition 20 on construction environmental management plan for the demolition phase only are approved. The case officer and environmental health officer reviewed the submitted documents and are satisfied with the contents.

9. 23/00713/COND

- 9.1 Application for approval of details reserved by condition 21 (Ecological Mitigation and Enhancement Plan) of approved 20/01336/OUTMAJ. The condition states:

- 9.2 *No phase of the development hereby granted outline planning permission, demolition, or works associated with the change of use hereby permitted shall take place until an Ecological Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall take account of the suggested mitigation in the Environment Statement and include adequate details of the following:*

- (a) *Description and evaluation of features to be managed and created.*
- (b) *Aims and objectives of management.*
- (c) *Appropriate management options to achieve aims and objectives.*
- (d) *Prescriptions for management actions.*
- (e) *Preparation of a costed schedule for securing biodiversity enhancements in perpetuity.*
- (f) *Ongoing compliance reports, monitoring and remedial measures.*
- (g) *How the habitat enhancements will be managed long term to ensure a net gain legacy.*
- (h) *Measures to build biodiversity into the design of the new dwellings, providing details of location and design of features, e.g. bird and bat boxes integrated into buildings, bat lofts, fence holes for hedgehogs, access points for badgers, ponds for amphibians, banks for bees.*
- (i) *Description of how the developer expects to ensure no impact on protected species on site during construction and through scheme design.*
- (j) *Sensitive Lighting Strategy during construction and once the site is in operation (to minimise adverse impacts on bat species present).*
- (k) *A biodiversity net gain calculation demonstrating at least 10% net gain.*

Proposed enhancements should be based on the recommendations of the ecological reports submitted in support of this application.

With the exception of ongoing measures after construction no part of the development shall be brought into use, or dwelling occupied, until the mitigation measures have been provided in accordance with approved details for each phase.

Reason: To ensure biodiversity is enhanced and maintained. This condition is required in order to meet the policy objectives of the National Planning Policy Framework and West Berkshire Core Strategy 2006-2026 Policy CS17, and to ensure compliance with the statutory requirements of relevant protected species legislation and the NERC Act 2006. A pre-commencement condition is required because insufficient detailed information accompanies the application; ecological mitigation will be required prior to, during and subsequent to the development works and so it is necessary to approve these details before any development takes place.

Statutory and non-statutory consultation

- 9.3 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.

Compton Parish Council:	The cover letter refers to a “remediation and earthwork strategy” The only thing provided is a cover letter. The detailed document is not available on the Council portal, and therefore cannot be subject to consultation. It is unclear if this information has actually been submitted and therefore whether the condition can be appropriately discharged at this time.
Ecology:	No comments received

Public representations

- 9.4 No representations have been received

Appraisal

- 9.5 The details submitted under condition 19 are ‘Report to Partially Discharge Condition 21 of 20/01336/OUTMAJ, Ecological Mitigation and Enhancement Plan – Demolition, by Aecom.
- 9.6 The document is not available on the Council’s website where the Council does not publish information that may relate to protected species. The Council’s Ecologist was consulted but no comments were received.
- 9.7 To clarify, the report relates to the demolition and remediation phase, not the construction phase. The condition is worded in such a way as to allow approval in phases and a further ecological mitigation and enhancement plan will need to be submitted for approval before further works can proceed.
- 9.8 It is recommended that the details submitted in relation to condition 21 on ecological mitigation and enhancement for the demolition phase only are approved. The case officer has reviewed the submitted documents and are satisfied with the contents.

10. Planning Balance and Conclusion

- 10.1 The case officer and relevant consultees have reviewed the information submitted pursuant to details submitted for approval under the following discharge of condition applications:

23/00719/COND for of conditions 16 and 17 regarding archaeological investigation and building recording;

23/00711/COND for condition 18 Part A regarding land contamination;

23/00794/COND for condition 18 Part B-D regarding land contamination;

23/00718/COND for condition 19 regarding construction method statement during the demolition phase only;

23/00716/COND for condition 20 regarding construction environmental management plan during the demolition phase only;

23/00713/COND for condition 21 regarding ecological mitigation and enhancement during the demolition phase only;

- 10.2 Subject to the requirement that all demolition and development activities take place in accordance with the approved details and the full requirements of the conditions the details are considered to be acceptable.

11. Full Recommendation

- 11.1 To delegate to the Development Control Manager to APPROVE the information submitted pursuant to conditions 16 and 17 of planning permission 20/01336/OUTMAJ, in accordance with the schedule set out below.
- 11.2 To delegate to the Development Control Manager to APPROVE the information submitted pursuant to conditions 18 Part A of planning permission 20/01336/OUTMAJ, in accordance with the schedule set out below.
- 11.3 To delegate to the Development Control Manager to APPROVE the information submitted pursuant to conditions 18 Part B-D of planning permission 20/01336/OUTMAJ, in accordance with the schedule set out below.
- 11.4 To delegate to the Development Control Manager to APPROVE the information submitted pursuant to conditions 19 of planning permission 20/01336/OUTMAJ, in accordance with the schedule set out below.
- 11.5 To delegate to the Development Control Manager to APPROVE the information submitted pursuant to conditions 20 of planning permission 20/01336/OUTMAJ, in accordance with the schedule set out below.
- 11.6 To delegate to the Development Control Manager to APPROVE the information submitted pursuant to conditions 21 of planning permission 20/01336/OUTMAJ, in accordance with the schedule set out below.

1.	Condition 16 The details submitted in relation to Condition 16 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the condition as set out in the decision notice, and in accordance with the following approved details: Written Scheme of Investigation for Archaeological Mitigation Works and Historic Building Recording 60544578 received 22 nd March 2023.
2.	Condition 17

The details submitted in relation to Condition 17 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the condition as set out in the decision notice, and in accordance with the following approved details:

Written Scheme of Investigation for Archaeological Mitigation Works and Historic Building Recording 60544578 received 22nd March 2023.

3.	<p>Condition 18 Part A</p> <p>The details submitted in relation to Condition 18 Part A are hereby approved by the Local Planning Authority. To fully comply with these conditions, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved details:</p> <p>Geo-environmental Desk Study ref 60544578 dated October 2019 Part 1 received 22nd March 2023. Geo-environmental Desk Study ref 60544578 dated October 2019 Part 2 received 22nd March 2023. Geo-environmental Desk Study ref 60544578 dated October 2019 Part 3 received 22nd March 2023. Geo-environmental Desk Study ref 60544578 dated October 2019 Part 4 received 22nd March 2023. Ground Investigation Report dated September 2019 Part 1 received 22nd March 2023. Ground Investigation Report dated September 2019 Part 2 received 22nd March 2023. Ground Investigation Report dated September 2019 Part 3 received 22nd March 2023. Ground Investigation Report dated September 2019 Part 4 received 22nd March 2023. Ground Investigation Report dated September 2019 Part 5 received 22nd March 2023. Ground Investigation Report dated September 2019 Part 6 received 22nd March 2023.</p>
4.	<p>Condition 18 Part B-D</p> <p>The details submitted in relation to Condition 18 Part B-D are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the condition as set out in the decision notice, and in accordance with the following approved details:</p> <p>Remediation Scheme RS-Compton Rev B received 22nd March 2023.</p>
5.	<p>Condition 19</p> <p>The details submitted in relation to Condition 19 are hereby approved by the Local Planning Authority for the demolition phase. To fully comply with this condition, the development must be carried out in accordance with the full terms of the condition as set out in the decision notice, and in accordance with the following approved details:</p> <p>Construction Method Statement CMS-Compton Rev 01 received 22nd March 2023.</p>
6.	<p>Condition 20</p> <p>The details submitted in relation to Condition 20 are hereby approved by the Local Planning Authority for the demolition phase. To fully comply with these conditions, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved details:</p> <p>Construction Environmental Management Plan 445-2000-2007-CEMP-01 Rev 004 received 22nd March 2023.</p>
7.	<p>Condition 21</p> <p>The details submitted in relation to Condition 21 are hereby approved by the Local Planning Authority for the demolition phase. To fully comply with these conditions, the development must be carried out in accordance with the full terms of the conditions</p>

	as set out in the decision notice, and in accordance with the following approved details:
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	Ecological Mitigation and Enhancement Plan – Demolition dated February 2023 received 22nd March 2023.
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