

**EASTERN AREA PLANNING COMMITTEE  
4 OCTOBER 2023**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 23/01552/REG3                      **Page No.** 25-46

**Site:** Four Houses Corner Caravan Site, Reading Road, Ufton Nervet

---

**1. Registered Speakers**

Please refer to List of Speakers provided under separate cover.

**2. Additional Consultation Responses**

<b>Public representations:</b>	None received post Committee report date .
<b>Ufton Nervet PC</b>	Objection. No specific public consultation has been undertaken on the application. What future monitoring will take place on the site in the future ? Concerned about future flooding on the site and the poor visibility splays and lack of a footway along the Padworth Road to Burghfield Common. Also how will future occupancy numbers be controlled given the site lies in the DEPZ for AWE Burghfield ?
<b>Council tree officer .</b>	Conditional permission is recommended. [ see below].
<b>Environmental health officer</b>	Whilst much of the site has been effectively now decontaminated there remains the possibility of high methane gas levels in the day rooms. Accordingly a condition is required to ensure correct implementation of the flooring is identified. Also a standard condition re unforeseen contamination should be applied. No objections.
<b>SUDS</b>	The amended scheme is a betterment over that as previously submitted however there remains concerns over the overall details of the new scheme. However should the officers be minded to recommend approval a condition is supplied. Officer comment . In the light of the betterment identified a conditional approval is recommended. In addition the condition is a pre condition.

**3 Officer Comment**

In relation to the Ufton Nervet objection, it has been confirmed that no specific additional public consultation was considered necessary other than the normal process for an application which has been correctly undertaken.

Typographical correction -para 3.4 last sentence. Cil room should read Day room.

**4 Updated Recommendation**

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended conditions.

1`	<p><b>Landscaping</b></p> <p>No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> <li>• schedules of plants noting species, plant sizes and proposed numbers/densities</li> <li>• an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub and grass establishment.</li> </ul> <p>The scheme shall ensure;</p> <p>a) Completion of the approved landscape scheme within the first planting season following completion of development.</p> <p>b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.</p> <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; landscaping measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p> <p><b>Reason:</b> <i>Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</i></p>
2	<p><b>Unforeseen contamination</b></p> <p>Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.</p> <p><b>Reason:</b> To protect future occupiers and users of the site from the harmful effects of contamination, in accord with the advice in the NPPF.</p>
3	<p><b>Gas protection</b></p>

	<p>The gas protection measures to make the land suitable for its intended use, as set out in the Earth Environmental &amp; Geotechnical Report dated April 2022 shall be completed in full and a validation report shall be submitted to and approved in writing by the local planning authority.</p> <p>Reason: To protect future occupiers and users of the site from the harmful effects of contamination, in accord with the advice in the NPPF .</p>
4	<p><b>SUDS</b></p> <p>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>These details shall:</p> <ol style="list-style-type: none"> <li>a. Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use;</li> <li>b. Include flood water exceedance routes (low flow, overflow and exceedance routes), both on and off site;</li> <li>c. Include a drainage strategy for surface water run-off within the site since no discharge of surface water from the site will be accepted into the highway drainage system by the Lead Local Flood Authority;</li> <li>d. Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse or piped system at no greater than 1 in 1 year Greenfield run-off rates (or as subsequently agreed with the LLFA);</li> <li>e. Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;</li> <li>f. Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</li> <li>g. Ensure permeable paved areas are designed and constructed in accordance with manufacturers guidelines if using a proprietary porous paved block system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;</li> <li>h. Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;</li> </ol>

- i. Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;
- j. Include an Application for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc);

The above sustainable drainage measures shall be implemented in accordance with the approved details before the use hereby permitted is commenced in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

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