

Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(2)	22/01235/RESMAJ Speen Parish Council	14 June 2022*		<p>Application for Approval of Reserved Matters following Outline Approval 17/02092/OUTMAJ - Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure. Matters to be considered: Access, Appearance, Landscaping, Layout and Scale</p> <p>Covered Reservoir, Bath Road, Speen, Newbury</p> <p>David Wilson Homes (Southern).</p>
*Extension of time agreed until 29 February 2024.				

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01235/RESMAJ>

Recommendation Summary: To delegate to the Development Manager to GRANT RESERVED MATTERS APPROVAL subject to conditions.

Ward Members: Councillor Antony Amirtharaj
Councillor Martha Vickers

Reason for Committee determination: Referred to the Planning Committee by the Development Manager to be considered alongside associated applications.

Committee Site Visit: 19 February 2024

Contact Officer Details

Name: Masie Masiwa
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Masie.Masiwa@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the reserved matters of appearance, landscaping, layout and scale following grant of Planning Permission 17/02092/OUTMAJ. The hybrid planning permission granted approval for 104 dwellings and the access to the site.

Background to proposal

- 1.2 The original hybrid planning permission approved the access matter at outline, and reserved all other matters. The outline planning permission also approved the change of use of land to provide extension to existing allotments, a 3.75 metre wide pedestrian/cycle route and emergency access to link the site to Station Road. To offset the loss of any allotments to facilitate the emergency link, the outline planning permission included the change of use existing agricultural land patch covering approx. 1500 square metres located to the north-eastern boundary of site to extend the existing allotments.
- 1.3 A separate section 73 application is also submitted and presented for consideration by Members under the following reference:

- **23/00397/OUTMAJ - Covered Reservoir, Bath Road, Speen, Newbury**
(Proposal: Section 73 - Application for Removal or Variation of a Condition following Grant of Planning Permission 17/02092/OUTMAJ - Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.

Reserved Matters Proposals

- 1.4 Application 23/00397/OUTMAJ included an approval of the parameters plan showing the access from Bath Road and an emergence and cycleway access link to Station Road. The approved planning permission also included an extension of the Bath Road access into the central and larger development parcel. The outline parameter plans are listed below for reference:
- Site location plan - SLP BR-01 rev B
 - Land use plan - 1361 P1 01 rev A
 - Building heights - 1361 P1 02 rev B
 - Access parameters - 1361 P1 03
 - Hybrid parameters - 1361 P1 04
- 1.5 The outline permission also had an accompanying Section 106 legal agreement dated 27 February 2020 and associate Highways agreements which covered: the provision of 41 affordable housing residential units - 29 social rented dwellings and 12 shared ownership dwellings; public open space, ecological mitigation and off-site highways works. The offsite highway works included:

- An A4 Bath Road access
- Public Transport Infrastructure
- Provision of raised Kassel kerb, 21 metre time-restricted bus stop clearway marking to enable the bus to safety line and timed clearway sign plate at "The Sydings" bus stop northbound in Station Road.
- Provision of raised Kassel kerb at arrival end and safety line at "The Sydings" bus stop southbound towards A4 in Station Road.
- Dropped kerbing and tactile paving at the following locations:
 - a) Across Station Road at the junction with the A4
 - b) Across Lambourn Road west of the junction with Station Road with decrease in kern radii on western side of Station Road to enable this crossing.
 - c) Across The Sydings at the junction with Station Road
 - d) Across Station Road at the southbound bus stop

- 1.6 The proposed layout has been amended during the consideration of the application, Plots 21, 22, 23, 48 and 49 to the west and plots 24, 25, 26, 27, 43, 44, 45 and 46 to the east will front the public rights of way footpath SPEE/6/2.
- 1.7 Plots 31 and 32 will front the elevations facing the allotments and Station Road. Plots 21, 22, 23, 48 and 49 and plots 24, 25, 26, 27, 43, 44, 45 and 46 would be set further back from footpath SPEE/6/2 but orientated to face towards the footpath. The plots to the west will also front the new footpath creating a level of surveillance. The remaining plots front onto the main internal road network with gardens to the rear creating adequate residential blocks.
- 1.8 The drainage ponds are located away from residential properties in various corners of the site to the north, southwest and southeast of the site. The parking for each property would either be to the front or side of the dwellings, or as a combination of both.
- 1.9 With regard to appearance and scale 55 of the dwellings would be four plus bedroom market units, five of the dwellings would be three bedroom market units with an overall total of 13 three bedroom market units. 27 of the units will be one and two bedroom units. The proposed housing mix is weighted towards family housing, officers accept this mix approach given the edge of settlement location of the site, the agreed parameters plan, the character of the area and the provision of affordable housing at the requested mix.
- 1.10 The materials are submitted on the materials plan and would be a combination of Wienerberger or Ibstock multi facing brick in brown or red and chalk render in some sections. Detailing brick is set as Slate Blue. The proposed roofing material is brown and grey roof tile. The majority of the proposed garage doors and front doors will be set in black finish. The roof to proposed porches and bay windows will match the main roof colour. All rainwater goods will have a black finish. All dwellings would be up to 2.5 storey with the higher units being in the centre of the site and less than 10 metres in height as set by the buildings parameters plan approved at outline stage. The overall height would be approximately 9 metres from proposed ground level and the highest building is Block A located in the centre of the site as set by the parameters plan. The dwellings are mostly designed with front and side gables with first floor windows below eaves and within the roof in some designs. The majority of the dwellings will be designed with front facing gable end protrusion.
- 1.11 The landscape buffer to the north will include grassland and amenity planting to create a landscape gap buffer to the existing dwellings to the north east and east. It is

considered that the approved parameters plan has been maintained. Planting is proposed around the site with new trees and large standard trees and garden ornamental planting. Site boundary hedging and a buffer separation are proposed along the boundary with The Sydings, as well as ornamental shrubs, grasses and bulbs within the main public open space areas.

- 1.12 The hard landscaping is primarily the main internal road and footpaths, driveways and private footpaths to the dwellings. The materials for these hard surfaces include tarmac, concrete block paving, permeable block paving and some retaining walls given the sloping land.
- 1.13 The application site is located to the west of the village of Speen. The site comprises a parcel of grassland. The site is bordered by residential housing and mature trees to the north, mature trees and allotments to the south east (to Station Road), the A34 to the west, and Bath Road and established vegetation to the south.
- 1.14 The eastern and southern boundaries of the site adjoin the Speen Conservation Area (which contains a number of Grade II Listed buildings).
- 1.15 To the west lies the A34 which separates the site from the wider countryside and the AONB beyond. A section of redundant railway line supports a number of trees covered by Tree Preservation Order on the southern edge of the houses fronting onto Lambourn Road.
- 1.16 The application site occupies the north facing slopes of a ridge of land between Lambourn Road and Bath Road on the western edge of Speen. The site follows a natural slope from the south west to the north east.
- 1.17 The central area of the site forms a wedge of open land between the northern and southern sides of the village. The fields are rough pasture with the area immediately north of Bath Road containing a redundant reservoir, scrub and mature trees.
- 1.18 An existing Public Right of Way (PROW) Speen 7/2 runs along the western portion of the site which connects with PROW Speen 7/1 and leads on to the Lambourn Road through the land subject to a separate planning application reference 17/02093/OUTMAJ for 14 dwellings.
- 1.19 A further PROW Speen 37/1 (Lambourn Way) follows the disused railway line and connects with PROW Speen 6/3 which travels through the eastern part of the site which leads on to Lambourn Road to the north and Bath Road to the south via PROW Speen 7/2.
- 1.20 The site is also within Flood Zone 1 (lowest risk of flooding) according to Environment Agency flood mapping.

2. Relevant Planning History

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

Application	Proposal	Decision / Date
15/02883/SCREEN	EIA Screening Opinion.	Not Required / 02.11.2015

17/02092/OUTMAJ	Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	Approved / 18.02.2020
17/02093/OUTMAJ	Outline planning application for up to 14 dwellings and associated works - all matters reserved except access.	Approved / 18.02.2020
20/01009/NONMAT	Non material amendments to planning permission 17/02092/OUTMAJ - Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land. Amendments: Amendment to Conditions 1 and 42	Approved / 05.06.2020
20/03032/COND1	Application for approval of details reserved by condition 32 (Allotments) of approved 17/02092/OUTMAJ -Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	Approved / 10.02.2021
21/03239/COND2	Application for approval of details reserved by condition 20 'tree protection construction precaution', 21 'arboricultural programme of works', 22 'arboricultural method statement', 23 'arboricultural supervision condition', 24 'construction environmental management' and 48 'archaeological scheme of building record' of approved 17/02092/OUTMAJ: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing	Approved / 21.12.2023

	allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	
22/00160/OUTMAJ	Section 73: Variation of Conditions 20 (Tree Protection), 21 (Arboricultural Programme of Works), 22 (Arboricultural Method Statement), 23 (Arboricultural Supervision), 24 (CEMP), 32 (Allotments), 47 (Approved Plans) and 48 (Archaeological Scheme) and Removal of Condition 54 (Obscure Glazing) of approved application 17/02092/OUTMAJ: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	Refuse / 25.07.2022
22/00877/COND4	Application for approval of details reserved by conditions 28 (Biodiversity enhancements) and 30 (Landscape and Habitat Management Plan) of approved 17/02092/OUTMAJ: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	Pending Consideration
22/00878/COND5	Application for approval of details reserved by discharge of condition 35 (Contamination Risks (Environment Agency)) of approved 17/02092/OUTMAJ: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	Approved / 22.01.2024
22/00889/COND6	Application for approval of details reserved by discharge of condition 10 (Travel Plan) of approved 17/02092/OUTMAJ: Hybrid	Approved / 28.04.2023

	<p>planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.</p>	
22/00890/COND7	<p>Application for approval of details reserved by discharge of condition 17 (broadband) of approved 17/02092/OUTMAJ: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.</p>	Approved / 28.04.2023
22/01235/RESMAJ	<p>Application for Approval of Reserved Matters following Outline Approval 17/02092/OUTMAJ - [Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure. Matters to be considered: Access, Appearance, Landscaping, Layout and Scale</p>	Pending Consideration
23/00310/RESMAJ	<p>Application for Approval of Reserved Matters following Outline Approval 17/02092/OUTMAJ - [Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open</p>	Pending Consideration

	space and other infrastructure. Matters to be considered: Access, Appearance, Landscaping, Layout and Scale	
23/00373/RESMAJ	Approval of reserved matters following Outline Permission 17/02093/OUTMAJ (Outline planning application for up to 14 dwellings and associated works - all matters reserved except access.) Matters seeking consent: Appearance, Landscaping, Layout and Scale.	Pending Consideration
23/00397/OUTMAJ	Section 73 - Application for Removal or Variation of a Condition following Grant of Planning Permission 17/02092/OUTMAJ - Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.	Pending Consideration

3. Procedural Matters

- 3.1 The proposed development falls within the column 1 description at paragraph 10 (b) (Urban development projects) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. The local planning authority has taken into account the selection criteria in Schedule 3 of the 2017 EIA Regulations. An EIA screening exercise has been completed under application reference: 15/02883/SCREEN. It is concluded that the proposed development, is not "EIA development" according to the 2017 EIA Regulations and an Environmental Statement is not required.
- 3.2 A site notice was displayed on 27 September 2022 and the deadline for representations expired on 20 October 2022.
- 3.3 An amended plans notice was displayed on 22 September 2023 and the deadline for representations expired on 13 October 2023. Press notices were advertised in the Newbury Weekly News on 23 June 2022. Whilst additional minor amendments were received, officers considered that it was not necessary for the display of additional amended plans notices.
- 3.4 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL is only charged on residential and retail development. Under the CIL regulations, CIL is not sought at the Outline stage of applications and will be calculated at the reserved matters stage. 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.

Speen Parish Council	No Objection with comments on: <ul style="list-style-type: none"> • Green buffer to the Sydings • Offsite works to Station Road • Concerns regarding the Bath Road access
Newbury Town Council	Support comments by Speen Parish: <ul style="list-style-type: none"> • Public open space should be managed by public bodies.
WBC Highways Officer:	Amended plans requested and submitted. No comments received on amended plans
WBC Drainage Officer:	No objection, subject to watercourse consent.
WBC Conservation:	Request for additional information received. No comments on amended materials plan
Natural England:	No objection subject to letter from Thames Water and connection to Newbury WwTWs on Lower Way
WBC Ecology Officer:	No objection on Nutrient Neutrality, No objection on biodiversity
WBC Trees Officer:	No objection subject to condition
WBC Archaeology:	No objection, subject to condition 48 on outline
WBC Housing	No objection to housing mix, subject to additional information on space standards. No comments on amended plans
WBC Environmental Health:	No objection subject to condition
Newbury Society:	Objection: concerns about the proposed access from the A4 Bath

	Road
CLP Oil Pipeline	Objection, subject to consultation on any impacts on pipeline
WBC Education	No objection
WBC Environment:	No comments response received
Environment Agency:	No comments response received
National Highways	No objection
Historic England	No comments response
WBC Public Rights of Way	No objection subject to footpath within 3 metre zone of existing
North Wessex Downs	No comments received
Transport Policy	No comments received
Planning Policy	No comments received

Public representations

4.2 Representations have been received from five (five) contributors objecting to the proposal. 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 planning related points have been raised:

- proposed site access on the A4 does not comply with the relevant standards
- A4 access vision splays are substandard.
- The right turn lane and through lanes are not compliant, to minimum 3.0m
- The traffic data and the future year assessment in the Transport Assessment is out of date.
- A Road Safety Audit on a revised access design should be submitted
- The proposals cut back the hedge adjacent to No 5 Lambourne Road.
- Gardens to No 80, 81 and 82 are directly opposite adjacent property's garden
- Concerns regarding anti-social behaviour along foot traffic along the footpaths
- Heavy standard tree adjacent to boundary.
- No consideration of an underground spring water passing under the emergency access.

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 NPPF, ADPP1, ADDP2, ADDP5, CS1, CS4, CS5, CS6, CS13, CS14, CS15, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies GS1, HSA2, C1, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5, OVS.6, RL.1, RL.2 and RL.3 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:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Quality Design SPG (2006)
- Sustainable Drainage SPD (2017)
- Conservation of Habitats and Species Regulations 2017
- Manual for Streets
- West Berkshire Cycle and Motorcycle Advice and Standards for New Development 2014
- North Wessex Downs AONB Management Plan 2014-19
- Planning Obligations SPD (2015)
- Speen Village Design Statement (2002)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Landscaping
- Appearance
- Scale
- Layout
- River Lambourn Nutrient Neutrality Impact Zone
- Representations
- Planning balance and conclusion

Principle of development

6.2 The site is the main larger section of a wider parcel of land which was allocated for housing development under the Housing Site Allocations DPD by policy HSA2 and is within the settlement boundary of Newbury, with the western public open space

dissected by the settlement boundary. Outline permission 17/02092/OUTMAJ has been granted for this part of the site for 93 dwellings and the main access into the site. The principle of development has therefore been established and there have been no changes to the local development plan policies since the outline permission was granted. planning permission 17/02092/OUTMAJ.

Landscaping

- 6.3 Policy CS18 of the Core Strategy expects new development to provide open spaces of an appropriate size and links to existing green infrastructure. It states specific standards in new developments are to be identified in the Site Allocations DPD.
- 6.4 Policy HSA2 of the Housing Site Allocations DPD for this site requires the following landscape measures:
- Limitation of built form to below the higher ground as shown in the site plan to avoid introducing prominent development on the skyline.
 - Retention of the allotments in situ, with consideration of additional provision.
 - A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural character of the western approach into Newbury.
 - Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line.
 - The rural character of the existing Public Rights of Way across the site will be protected.
- 6.5 The Council's Tree Officer and Public Rights of Way were consulted on the application. The Tree Officer has raised no objection outlining that the proposed landscaping as shown on the General Arrangement Sheets is acceptable. Furthermore, the internal road, open space and areas fronting the road planting are considered acceptable. The Trees Officer also indicated that the planting schedule of planting phases, a long term management plan (5-10 years) and maintenance schedule are still requested and can be secured by a condition.
- 6.6 The Public Rights of Way Officer has assessed the proposal and provided comments on the impact of the development on the existing network of right of way footpaths. The proposed development initially sought to move the existing footpath SPEE/6/2 westwards from the definitive line and initially it was recommended that the diversion would be acceptable within a 3 metre zone area. The Rights of Way Officer has expressed a preference in the latest consultation for the footpath to follow the existing definitive route; however, there is not considered to be a planning reason to reject the proposed route, particularly as the definitive route is not obstructed by the proposals. It is recognised that there is a separate approval process for diverting public rights of way, and a planning condition is proposed to secure the footpath with flexibility depending on the outcome of this separate process.
- 6.7 The open space is set as a requirement of the legal agreement associated with the outline permission and requires that a landscape plan be approved. The legal agreement also sets out the maintenance requirements.
- 6.8 As the scale of development is relatively unchanged from that indicated at outline stage, it remains the case that the area of open space is sufficient to meet the landscaping requirements.
- 6.9 In terms of the buffer to the properties at The Sydings, the submitted general arrangement sheet 2 shows a sufficient distance buffer between the new dwellings and the properties at The Sydings, with a maximum distance between the new

dwellings and the boundary of 36 metres to the south east and the smallest gap of approximately 4 metres at the pinch point at plot 42. The buffer includes a good level of amenity grass, wildflower meadow and a selection of standard trees with an indicated girth of 10-12cm. a drainage pond is also located to the southeast between The Sydings and the new dwellings.

- 6.10 The hard landscaping, boundary treatments and footways are also outlined in the general arrangements sheets. The residential boundaries are mostly set as 1.8 metre high timber close board fencing to the rear gardens and metal and post rail fencing in the outer edges. Ornamental hedgerow to the front of the properties also adds to soften the character of the built form.
- 6.11 The proposed landscaping scheme would provide open space with natural surveillance, an enlarged buffer to The Sydings beyond and provide varied landscape. There is the potential for increased biodiversity links with the establishment of the open spaces and planting.

Appearance

- 6.12 Policy CS14 of the Core Strategy requires high quality design that respects and enhances the character and appearance of the area, with regard to the immediate area and wider locality. Policy CS19 also requires regard to be given to ensuring new development is appropriate in design in the context of the existing settlement.
- 6.13 The committee report has outlined the types of dwellings and the materials proposed. In the surrounding area to the south and east of the site are mainly a mixture of terraced housing, semi-detached and detached edge of settlement dwellings in relatively large plots. The majority of dwellings in the area are of red brick with tile roof, with some painted white, and generally with front gable features facing the highway.
- 6.14 The exact specification of materials has been provided. As the site is located adjacent to the Speen Conservation Area and within close proximity to a number of Listed Buildings, the Council's Conservation and Design Officer has been consulted. The Conservation Officer has not commented on the proposed materials following their submission at their request. Officers consider that the materials condition can be retained.
- 6.15 The proposed landscaping responds to the locality; the surrounding area having trees, low hedging, fencing and walls to front boundaries.
- 6.16 In this context the proposed dwellings are considered to be of a design that responds to the local context and has had regard to the immediate and surrounding area in the context of the existing settlement.

Scale

- 6.17 Policy HSA2 of the Housing Site Allocations DPD does not provide for a set mix of dwelling types and sizes on the allocated site. The policy directs for the comprehensive delivery of approximately 100 dwellings.
- 6.18 Policy ADPP1 states that the scale and density of development will be related to the site character and surroundings, and ADPP2 states that development will respect the historic environment of the town. Policy CS4 of the Core Strategy expects new development to contribute to an appropriate mix of dwelling types and sizes.

- 6.19 With regard to density and the site capacity under policy CS4, this was considered at outline stage and it was established that this part of the allocated site was capable of accommodating 93 dwellings for which outline permission was granted.
- 6.20 The market housing would primarily be 3 and 4 bedroom houses. The smaller units would be mainly affordable units. It is noted that in the surrounding context, larger sized dwellings would be in keeping with local character.
- 6.21 The applicant maintains that the proposed larger market housing is in response to edge of settlement context. The 2016 Berkshire Strategic Housing Market Assessment indicates a more pronounced need for 1, 2 and 3 bedroom dwellings. These would be provided as affordable units on site, as such officers are content with the proposed mix.
- 6.22 The Council's Housing Development Officer was consulted on the proposal. The Housing Development Officer had no objection to the housing mix proposed by the application, subject to further amendments to meet national space standards. No comments were received following the amended plans. The details submitted indicate that the minimum space size for each unit complies with the space standards in terms of Gross Internal Area. The applicant will be required to provide additional details to demonstrate how the internal bed space and storage dimensions will be met. Given the units meet the minimum Gross Internal Area requirements, officers consider that a reasonably worded condition can be attached requesting further details on the compliance with internal national space standards.
- 6.23 The current scheme will provide the following affordable housing mix distributed across the site:

Social Rented (Total = 29 units - 70% of affordable units)

- 12 X 1 bedroom units (49sqm – 57sqm) (National space GIA = min 39 sqm)
- 8 X 2 bedroom units (62sqm – 80sqm) (National space GIA = min 61 sqm)
- 6 X 3 bedroom units (93sqm – 97sqm) (National space GIA = min 93 sqm)
- 3 X 4 bedroom units (108 sqm) (National space GIA = min 97 sqm)

Intermediate (Total = 12 units - 30% of affordable units)

- 7 X 2 bedroom units (80.5 sqm) (National space GIA = min 61 sqm)
- 2 X 3 bedroom units (93sqm – 97sqm) (National space GIA = min 93 sqm)

- 6.24 The affordable housing is as secured under the section 106 legal agreement and the remaining three (3) affordable housing units are provided on the covered reservoir site for a proposed 11 dwellings.
- 6.25 In terms of market housing at total of 5 x 5 bedroom units; 42 x 4 bedroom units, 8 x 3 bedroom units are proposed.
- 6.26 The proposed mix of market dwellings is acceptable as discussed in this report given the location and edge of settlement context. The affordable housing mix is in accordance with the Housing Development Officer's comments.
- 6.27 In terms of the scale of the dwellings proposed (excluding garages) and their height and massing the proposed dwellings would be up to 9m in height, with dwelling footprints of approximately 90 to 183 sqm. The proposed plots are smaller than those in the immediate surrounding area, but are comparable to those slightly further south

west. The proposed mix of development would meet the requirement for the proportion of market and affordable dwellings to be provided on site. The affordable housing units whilst not fully in accordance with local housing need, is a better mix than the market housing proposed.

- 6.28 The scale of development in terms of massing and size would be in keeping with other properties in the area, with slightly smaller plots but not uncharacteristic of the area. With regard to the affordable housing units these are already secured by the legal agreement associated with the outline permission. Overall the proposed scale of development is considered to comply with local development plan policies.

Layout

- 6.29 Policies GS1 and HSA2 of the Housing Site Allocations DPD outline a number of criteria to be applied to the allocated housing site. The officer report on the outline permission reviewed these considerations. In principle an integrated water supply and drainage strategy was considered capable of being accommodated, no objections were raised by Thames Water, and conditions were applied to secure a drainage strategy.
- 6.30 The accessibility of the site and measures to mitigate the impact of the development on the local road network were considered by Highways and found acceptable under the outline permission. These measures included numerous offsite highway works discussed in this report to improve access and highway safety. The outline permission considered the biodiversity impacts of the development with conditions applied accordingly. The outline permission also included a landscape visual impact assessment and the parameters plan for the developable area of the site was informed by this assessment. These are matters already approved and inform the Reserve Matters through the Parameters Plans.
- 6.31 With regard to this reserved matters application the proposed layout complies with the parameter plan with regard to the developable area, the creation of a footpath open space through the middle of the site, provision of drainage pond features and landscaping. With regard to drainage policy CS16 of the Core Strategy requires all development sites to manage surface water in a sustainable manner via sustainable drainage methods with attenuation to greenfield run-off rates and volumes, and where possible other benefits such as water quality, biodiversity and amenity.
- 6.32 The Lead Local Flood Authority has been consulted on the application and they raise no objection subject to a condition on the outline and a watercourse consent.
- 6.33 The conditions applied to the outline permission would still need to be complied with such as run-off and capacity calculations, permeable paving and maintenance including that of the ponds. The proposed off-site discharge would also require an Ordinary Watercourse Consent from the Council as land drainage authority. This will be added to the drainage condition recommended by the lead local flood authority under the outline section 73 application. The lead local flood authority advice is that the proposed layout still enables a sustainable drainage system to be incorporated into the development. As such the layout would comply with policy CS16 on flooding.
- 6.34 Policy P1 of the Housing Site Allocations DPD outlines the parking requirements for residential development, this site being within zone 2. The requirements in this zone for the development proposed are 1.25 spaces per 1 bedroom flat, 2 spaces per 2 bedroom house, 2.5 spaces per 3 bedroom house, and 3 spaces per 4 bedroom house. Garages are not included as a parking space. In total for this part of the wider development site 210 car parking spaces are required. The amended plans have been

checked and they show 239 parking spaces, excluding garages and including shared unallocated spaces for flats.

6.35 Policy P1 also requires electric vehicle charging points which can be communal for flats and shared parking areas and individual points incorporated into houses. It also requires cycle storage in accordance with the Council's standards. The electric vehicle charging points can be secured by condition. The amended plans include sheds to accommodate cycle storage, as well as a refuse strategy for the location of refuse storage. Both the cycle and refuse storage were secured by condition on the outline permission. The proposed layout accords with the development plan with regard to parking provision and location of bin and cycle storage.

6.36 The Highway Officer expressed concerns that the proposal had a shortfall in car parking across the site. The initial Highways consultation comments requested that the following points are addressed:

- The emergency link to Station Road will also need to be adoptable
- A stage 2 Road safety audit will be required for the internal site layout. For information, one will also be required for the Section 278 access works
- Plans showing proposed levels and contours should be submitted. Levels to a maximum of 1 in 20 (5%) gradient should be provided. Plans showing proposed longitudinal sections and cross sections at no more than 20 metre centres should be submitted.
- Vehicle tracking of emergency vehicles accessing the emergency access route from Station Road.
- Vehicle tracking for refuse vehicles across the site is also required.
- Footways consisting of hoggin should not be provided alongside the carriageway as loose material can spreading onto the carriageway.
- 2.0 metre service margins are required alongside all adoptable carriageways that can either be footways or grass verges.
- A footway connection is required fronting plot 54 to the PROW.
- Plans showing forward visibility and visibility splays should be provided.
- Drop kerb and tactile paving are required at all road crossing locations.
- A concern from us in highways is compliance with the car parking standards set out within Policy P1 of the Housing Site Allocations DPD.
- Plans showing electric vehicle charging points should be submitted.
- Plans showing electric vehicle charging points should be submitted.

6.37 Amended plans were submitted to address the points raised by the Highway Officer, however no comments have been received from the Highway Officer at the time of writing the report. With regard to the layout of the internal road and footpaths, officers consider that the amendments have sought to address the comments from the Highways Officer. The internal road and footway layout could therefore potentially accord with policies TRANS.1 and CS13.

6.38 Policy CS17 requires biodiversity assets to be conserved and enhanced and outlines the approach to development in proximity to locally designated sites, habitats, species, wild flora and fauna. Policy CS18 requires green infrastructure, such as trees covered by tree protection orders and public rights of way to be protected and enhanced. The Council's Tree Officer, Public Rights of Way and Ecology contact were consulted on the application.

6.39 The outline permission considered the ecological impacts and applied conditions which will need to be complied with, as well as informing the developable area of the parameter plan. The Council's Tree Officer has raised no objections to the proposed layout in terms of impact on the trees which are to be retained, or impact on the amenity of future occupants of dwellings.

- 6.40 The Council's Ecologist advised that the conditions would need to be applied to update the ecology surveys for the site. Overall the layout complies with the development plan with regard to biodiversity and green infrastructure.
- 6.41 Thames Valley Police did not comment on the layout. In terms of urban design principles, the layout design provides natural surveillance of the public areas. The public and private areas are clearly defined. The proposed boundary treatments and most of the amendments to the parking strategy would now provide adequate security of private property.
- 6.42 The Environmental Health Officer has stated that the main concern is road traffic noise. The submitted noise assessment concludes that some of the dwellings located with line of sight of the roads will need provision of alternative ventilation as to open their windows would cause internal noise levels above the recommendation level. The assessment has not provided the detailed specifications for glazing and ventilation, only the details of what sound reduction is needed in each location. There is no glazing and ventilation scheme listed in the submitted documents so the Environmental Health Officer has recommend a condition to ensure that the recommendations of the noise assessment are met. Therefore the Environmental Health Officer has no objection to the noise mitigation subject to a condition. The applicant will be required to address the above when discharging the outline noise condition for the whole site.
- 6.43 The proposed LEAP area is set to the southwest of the site. Ideally this should be located in the centre of the site, however given the LEAP will also serve the 11-dwelling site to the southwest, the location is acceptable. In addition the LEAP will be overlooked by plots 12, 13, 14, 73 and 74.
- 6.44 Policy CS14 of the Core Strategy requires development to make a positive contribution to quality of life. Policy HSA2 of the Housing Site Allocations DPD for this site required an appropriate landscape buffer adjacent to the Sydings to minimise any impact on residents, and the outline parameter plan excluded an area in this location from the developable area of the site. The Quality Design SPD on residential development outlines factors to be considered with regard to privacy, overlooking, daylight and outlook, and private amenity space.
- 6.45 Amended plans were submitted which increased the landscape buffer to The Sydings. With regard to separation distances the design guidance states that 21m 'back to back' is an established minimum distance for privacy, and a greater distance may be required where living rooms or dining rooms are located above the ground floor. Proposed plot 42 is approximately 17m from The Annex at No 5 The Sydings and approximately 22 metres from No 4 The Sydings. Plot 43 would be approximately 16 metres from the gable protrusion at Nos 5 The Sydings. There may be some outlook impact on No 5 The Sydings, particularly at first floor with one window which I understand serves a bedroom as a second window and not a living, officers consider the impact to be minimal on this basis. A separation distance to the developable area was established at the outline and as part of the site allocation's developable area. Whilst the impact to the Sydings is acknowledged, officers are satisfied that the separation distances are sufficient to prevent any significant impact on amenity and it is also noted that the landscaping buffer also creates a degree of separation visually and physically.
- 6.46 The location of the proposed dwellings is such that there would be no loss of light into the adjacent buildings from overshadowing.
- 6.47 Under the Quality Design SPD private garden areas should be 70m² for 1 and 2 bedroom properties and 100m² for 3 or more bedroom properties. Flats should have

25m² per flat to calculate the communal open space. The proposed garden areas have been checked, as well as the useable garden areas. Some of the plots are small, however the size of the plot is less important to the shape and whether the garden area is useable. Some of the gardens to the north and east will be set on a slope, such that they have been designed with a step down in level. Despite these constraints all the plots are considered to have sufficient space for garden sheds, washing lines, area for sitting out and children's play as required by the guidance.

- 6.48 Policy CS19 of the Core Strategy requires that development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Part of the proposed layout involves some alterations to the existing ground levels within the site and consideration needs to be given to the level of engineering works and their impact on the character of the area. The external elevations drawing, site levels and contours plan and street scene elevations drawing show that in general the ground levels within the site will slope from the west to east but to an extent that the site will be largely engineered to create a gentle slope from the western footpath to the eastern developable area boundary. Numerous brick retaining walls are also proposed between the drainage ponds and the new dwellings. Areas of banking are proposed to the drainage ponds constructions. The Tree Officer and Ecology contact raise no objection to the levels.
- 6.49 In terms of the impact on the wider character of the area and within the plot the engineering works required are considered to be appropriate under policy CS19. The overall layout of the site and its impact are considered to accord with the development plan with regard to drainage, parking, internal road layout, biodiversity, green infrastructure, quality of life and character of the area, subject to the conditions identified.

River Lambourn Nutrient Neutrality Impact Zones

- 6.50 The proposed development falls within the catchment of the River Lambourn Special Area of Conservation (SAC) and therefore within the Nutrient Impact Zone for this Habitat Site. All new development that would result in a net increase in phosphorous must take into account Natural England's Advice on Nutrient Neutrality dated 16th March 2022. West Berkshire Council will need to be certain that the submitted plans will not adversely affect the integrity of the River Lambourn SAC in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), before considering granting planning permission.
- 6.51 The Council's Nutrient Neutrality Officer has received copies of correspondence received by David Hilson Homes from Thames Water, which provided the following:
1. A letter dated 10th October 2023 from Thames Water confirming that the foul sewers in Bath Road and Station Road to which the above residential developments will connect, are connected to the Newbury wastewater treatment works (WwTW);
 2. A letter dated 6th November 2023 from Thames Water confirming that the Newbury WwTW has the capacity to treat all the foul wastewater from the above residential developments.
- 6.52 Based on this confirmation of connectivity to and capacity at the Newbury WwTW, The Council's Nutrient Neutrality Officer has advised that there will be no likely significant effects on the River Lambourn SAC from the treatment and discharge of foul wastewater.

- 6.53 Furthermore, as the above residential developments were approved by the local planning authority without the requirement for an Environmental Impact Assessment (EIA), then based on the previous advice we have received from Natural England, the changes in nutrient export levels resulting from the changes in land use and land management can be disregarded and it is not considered that these will be significant even though the application sites are located within the Lambourn catchment. And in any case, a revised nutrient budget calculation submitted by the applicants consultants, indicated that the post-development land use would be nutrient neutral.
- 6.54 The Council's Nutrient Neutrality Officer advises that taking all of the above information and evidence into consideration, the above planning applications, neither individually nor in combination with each other or with other projects, are likely to result in significant effects on the River Lambourn SAC and therefore do not require further Appropriate Assessment under Regulation 63 of the Habitats Regulations based on the previous advice the Council has received from Natural England.

Representations

- 6.55 Members of the public have written representations expressing objection. The points raised have been acknowledged in this report and mainly focus on the matters previously considered and approved at outline stage.

Planning Balance and Conclusion

- 6.56 Having taken account of all the relevant development plan policy considerations and the other material considerations referred to in this report and the expert consultation provided, officers consider that the outline development proposed is acceptable and is recommended to members for approval as set out in Section 8 of the report.
- 6.57 As the application is for reserved matters the recommendation for approval does not result in a planning permission, which has already been granted with the outline permission. In terms of the reserved matters there are a few matters of under provision but are not of such impact that there is direct conflict with the development plan. These are the area of housing mix, the exact tenure of affordable housing units, and some areas of private amenity space. There will also be some impact on the properties to the east of the site with regard to boundary treatments, proximity to the neighbouring properties and the potential for overlooking if additional windows were to be added to the side elevation of plots 43 to No 5 The Sydings, however the distance between the dwellings is considered acceptable. The appearance, scale, landscaping and layout otherwise meets the parameters set at outline and the requirements of policy and guidance of the development plan.
- 6.58 Matters relating to a Section 106 planning obligations (including relevant off-site financial contributions and allotments) were agreed at outline stage. The Section 106 legal agreement directs that the affordable housing tenure and mix can be agreed at Reserve Matters stage.
- 6.59 This decision has been considered using the relevant policies related to the proposal as outlined in the report.

7. Full Recommendation

- 7.1 To delegate to the Development Manager to GRANT RESERVED MATTERS APPROVAL subject to the conditions listed below.

Schedule of Conditions

1.	<p>Link between reserved matters and outline</p> <p>This approval relates solely to the reserved matters referred to in condition No 39 of the outline planning permission granted on 18th February 2020 under original outline application reference 17/02092/OUTMAJ and any subsequent Section 73 applications. 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 following approved plans/documents.</p> <p>Amended plans received on 10 January 2024:</p> <ul style="list-style-type: none"> • Planning Layout Drawing No 0766-RM1-102 H • Housetype Booklet Drawing No 0766-RM1 HTB Issue 3 • Street Scenes Drawing No 0766-RM1-103-1 D • External Works Drawing No 0766-RM1-104-1-G • External Works Drawing No 0766-RM1-104-2-G • External Works Drawing No 0766-RM1-104-3-G • External Works Drawing No 0766-RM1-104-4-G • External Works Drawing No 0766-RM1-104-5-G • External Detailing Drawing No 0766-RM1-106 C • Adoption Plan Drawing No 0766-RM1-107 F • Building Heights Plan Drawing No 0766-RM1-110 F • Refuse Strategy Drawing No 0766-RM1-111 F • Tenure Plan Drawing No 0766-RM1-112 F • Phasing Plan Drawing No 0766-RM1-113 F • EVCP Plan Drawing No 0766-RM1-115 C • Parking Matrix Drawing No 240109 • Landscape General Arrangement Plan Drawing No 2099.10/03O– Sheet 1 • Landscape General Arrangement Plan Drawing No 2099.10/04O – Sheet 2 • Vehicle Tracking Drawing No 0766-RM1-105 F • General Arrangement Plan Drawing No 12758/1120-RM1 (Rev P1) • Highways Constraints Plan Drawing No 12758/1128 (Rev P1) • Noise Impact Assessment Drawing No C10683 - 2.2 <ul style="list-style-type: none"> • Transport Assessment 50400733 • Transport Technical Note – Increased Development Quantum 50400733 • Transport Technical Note 2 – Response to WBC Comments 50400733 • Bath Road Access Plan Drawing No 0733/SK/002 (Rev E) • Ecological Technical Note – Land at Speen (Reply to Ecology Comments for 23/00373/RESMAJ and 23/00310/RESMAJ)

	<ul style="list-style-type: none"> • Statement of Compliance Part 1 and 2 • Garages, Bin and Cycle Store Drawing No 0766-RM1-109 • Composite affordable housing plan Drawing No 0766-C-1000 D • Oil easement plan Drawing No H8697/OP/001 • Great Crested Newts Technical Note 13.11.23 - • Long Sections Drawing No 12758/1127-RM1 (Rev P1) • Cross Sections Drawing No 12758/1125-RM1 (Rev P1) • Road Section Key Plan Drawing No 12758/1129 • Detailed Ornamental Planting Plan No 2099.10/13C Sheet 1 of 4 • Detailed Ornamental Planting Plan No 2099.10/14C – Sheet 2 of 4 • Detailed Ornamental Planting Plan No 2099.10/15C – Sheet 3 of 4 • Detailed Ornamental Planting Plan No 2099.10/16D – Sheet 4 of 4 • Structural Planting Plan Drawing No 2099.10/17C – Sheet 1 of 2 • Structural Planting Plan Drawing No 2099.10/18D – Sheet 2 of 2 • Landscape and Habitat Management Plan 7929 • Emergency Access Design Drawing No 12758/1130 Rev P1 • Drainage Strategy Report 12758 – Part 1 • Drainage Strategy Report 12758 12758 – Part 2 • Drainage Strategy Drawing 12758/1122 • Refuse Tracking Drawing No 12758/1171-RM1 (Rev P1) • Fire Tender Tracking Drawing No 12758/1172-RM1 (Rev P1) • General Arrangement Plan Drawing No 12758/1120-RM1 (Rev P1) • Site Levels & Contour Plan Drawing No 12758/1121-RM1 (Rev P1) • Pond Details Drawing No 12758/1123 <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p>Schedule of planting phases</p> <p>No occupation of dwellings shall commence on site until a schedule of planting phases and a long-term management plan including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the areas of existing landscaping, proposed wildlife areas, new tree planting and any areas of proposed landscaping other than areas of private domestic gardens.</p> <p>Reason: To ensure the long term management of existing and proposed Landscaping. This condition is applied in accordance with the National Planning Policy Framework and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026</p>
4.	<p>Nationally described space standards</p> <p>No above ground development shall take place until details of how the internal bed spaces and storage areas of the dwellings hereby permitted meet the national space standards as prescribed in the Technical housing standards – nationally described space standard – (Department for Local Communities and Government March 2015) (as amended). Thereafter the proposed dwellings shall be completed in accordance with the approved details.</p> <p>Reason: to ensure the proposed dwellings meet national space standards and are well designed for occupation. This condition is applied in accordance with the National Planning Policy Framework, Technical housing standards –</p>

	nationally described space standards, Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.
5.	<p>Sample of materials</p> <p>Irrespective of the submitted details, no development above ground level shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the development hereby permitted, 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 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).</p>
6	<p>Public Rights of Way SPEE/6/2</p> <p>The footpaths running between the southern site boundary at Cromwell Terrace and the intersection with the internal road, to the west of plots 24, 25, 26, 27 and plots 43,44, 45, 46 shall be completed before the occupation of the 60th dwelling. Details of the precise route, construction and surfacing shall first be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of any diversion order if the route does not follow the existing definitive line. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interest of highway safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists using the local PROW network. This condition is applied in accordance with the National Planning Policy Framework and Policies CS13 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>

Informatives

1.	<p>Approach of the LPA</p> <p>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. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered a development, which improves the economic, social and environmental conditions of the area.</p>
2.	<p>CIL</p> <p>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 the Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior</p>

<p>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</p>
