

Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(3)	23/00373/RESMAJ Speen Parish Council	24 February 2023*		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. Land Off, Lambourn Road, Speen Newbury David Wilson Homes (Southern)
*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=23/00373/RESMAJ>

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

Ward Members: Councillor Antony Amirtharaj
Councillor Martha Vickers

Reason for Committee determination: Referred to the Planning Committee by the Development Manager.

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 approval of the reserved matters of appearance, landscaping, layout and scale following grant of Planning Permission 17/02093/OUTMAJ. The outline permission granted approval for up to 14 dwellings and the access to the site.

Background to proposal

- 1.2 The original outline planning permission approved the access matter at outline, and reserved all other matters relating to appearance, landscaping, layout and scale for consideration under the reserved matters applications.
- 1.3 The application site forms part of a wider parcel of land that is allocated for approximately 100 dwellings under Policy HSA2 of the Housing Site Allocations DPD. The remainder of the parcel of the land is the subject of a separate hybrid planning application under 17/02092/OUTMAJ for outline permission for 93 dwellings, new public open space: extension to existing allotments and a detailed full application of 11 new dwellings, new access to Bath Road and associated works.

Reserved Matters Proposals

- 1.4 Application 17/02093/OUTMAJ included approved parameters plan showing the access from Lambourn Road and the public rights of way link to the west of the site. The approved outline parameter plans are listed below:
- 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 permission also had an accompanying Section 106 legal agreement dated 27 February 2020 and highways agreements which covered: the provision of local bus contributions, 6 affordable housing residential units - 4 social rented dwellings and 2 shared ownership dwellings; public open space, ecological mitigation and off-site highways works.
- 1.6 The proposed layout has been amended during the consideration of this application and would have all 14 plots facing onto the proposed internal road. Plots 4,5,6,7,8 and 9 will also face onto the public rights of way footpath SPEE/7/1. Plots 31 and 32 will front the elevations facing the allotments and Station Road. Plots 10,11,12,13 and 14 will face onto the highway to the south. The plots will provide surveillance of the public areas. The drainage pond is located away from residential properties 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.
- 1.7 With regard to appearance and scale three of the dwellings would be 4+ bedroom market units, three of the dwellings would be three bedroom market units. Four of the units would be one and two bedroom units. 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 roofing to the proposed porches and bay windows will match the main roof colour. All rainwater goods will have a black finish. The proposed dwellings would be up to two storeys in

height, according to the approved parameters plan and will be mostly designed with front and side gables with first floor windows below eaves. The majority of the dwellings will be designed with front facing gable end protrusion.

- 1.8 The landscape buffers to the north and south are provided and will include grassland and amenity planting to create a landscape gap buffer. 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 exists between the site and No 31 and 32 Lambourn Road to the east and the existing hedging is retained. Ornamental shrubs, grasses and bulbs are also proposed within the public open space areas to the south and north.
- 1.9 The hard landscaping is primarily the main internal road and footpaths, driveways and private footpaths to dwellings. The materials for these include tarmac, concrete block paving, permeable block paving and retaining walls.
- 1.10 The application site comprises grassland covering approx. 0.72 hectare in area. The site topography gently slopes away from Lambourn Road with an increase in height of approximately 1.94m above the road. The site is bordered by housing to the south-east, mature trees protected by a Tree Preservation Order and a redundant railway line to the south, and a live oil pipe (outside of the application site) that broadly follows the railway line near the site. The A34 is located to the west and the Lambourn Road is to the north. Further south is the land parcel that is subject to Reserve Matters planning application 22/01235/RESMAJ, that is also before Members.
- 1.11 The site has an existing field gate access from Lambourn Road adjacent to which is an existing Public Right of Way (PROW) Speen 7/1 that runs along the western portion of the site and then connects to the wider PROW network including Speen 37/1 (Lambourn Way) and Speen 7/2.
- 1.12 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	Approved /

	reserved except access.	18.02.2020
--	-------------------------	------------

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.
- 3.2 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 in accordance with the Regulations. It is concluded that the proposed development, is not “EIA development” according to the 2017 EIA Regulations and an Environmental Statement is not required.
- 3.3 A site notice was displayed on 27 September 2022 and the deadline for representations expired on 20 October 2022.
- 3.4 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.
- 3.5 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 reserve 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 objections.
WBC Highways Officer:	Amended plans requested and submitted. No comments received on amended plans
WBC Drainage Officer:	No objection, subject to wider condition and watercourse consent
WBC Ecology	No objection on Nutrient Neutrality, No objection subject to

Officer:	condition
Natural England:	No objection subject to letter from Thames Water and connection to Newbury WwTWs on Lower Way
WBC Housing:	Objection no affordable housing provision No comments received on amended information, including affordable housing provision.
National Highways	No objection
WBC Trees Officer:	No objection subject to condition
WBC Environment:	No comment response received
WBC Archaeology:	No objection
WBC Environmental Health:	No objection subject to condition
Thames Water:	No comments to make response
Environment Agency:	No comments response received
WBC Economic Development:	No comment response received
Berkshire News Officer	Additional information requested. No comments received on additional information.
North Wessex Downs	No comments received
Transport Policy	No comments received
Planning Policy	No comments received
Historic England	No comments received
WBC Education	No comments received

Public representations

- 4.2 Representations have been received from two (2) contributors in objection 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:

- lack of partnership with the current community on this development
- lack of green and general protection given to the Sydings
- buffer of trees and greenery should be planted to protect the private road.
- the development is detrimental to wildlife.
- old fuel pipes that run under the field will be impacted.
- no consideration for the character of Speen
- increased traffic on Station Road.
- too many car parking spaces being provided.
- no parking provisions for the Enterprise Newbury Car Club
- The proposed bus clearway will result in parking on adjacent roads.
- traffic surveys were conducted 8-years ago. Traffic levels have increased since.
- proposed pedestrian crossing near the on the A4 is dangerous.
- pedestrian crossing of the A4 is included near the Station Road junction.
- No provisions for safe pedestrian / cycle crossing of Lambourn Road

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

6.2 Principle of development

6.3 The site is part 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 17/02093/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 17/02093/OUTMAJ.

Landscaping

6.4 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.

6.5 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.

6.6 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 extra tree and native hedgerow planting has been proposed on the northern, eastern and southern boundaries was 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.

6.7 The Public Rights of Way Officer has not commented on the proposed application. The open space areas are 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. 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.

- 6.8 In terms of the buffer to the properties at No 31 and 31 Lambourn Road, the submitted Landscape General Arrangement Sheet indicates additional tree and native hedgerow planting proposed on the northern, eastern and southern boundaries. In addition to the proposed planting, the existing hedge to the east will be retained. This approach has been accepted by the Tree Officer subject to condition.
- 6.9 The hard landscaping, boundary treatments and footways are also outlined in the general arrangement sheets. The residential boundaries are mostly set as 1.8 metre high timber close board fencing to the rear gardens. Ornamental hedgerow to the front of the properties also adds to soften the character of the built form.
- 6.10 The proposed landscaping scheme would provide small open space areas to the west and south with natural surveillance from the proposed dwellings. There is the potential for increased biodiversity links with the establishment of the open spaces and planting.

Appearance

- 6.11 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.
- 6.12 This 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.
- 6.13 The proposed landscaping responds to the locality; the surrounding area having trees, low hedging, fencing and walls to front boundaries. The proposed landscaping also enhances the trees the subject of Tree Preservation Orders.
- 6.14 The exact specification of materials has been provided. The Council's Conservation and Design Officer has been consulted, however no comments have been received. As the site is not located in close proximity to any heritage assets, officers are content that the proposed materials are responsive to local character and ensure the proposed dwellings are in keeping with local design and detailing.
- 6.15 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

- 6.16 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.
- 6.17 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.
- 6.18 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 14 dwellings for which outline permission was granted.

- 6.19 The market housing would primarily be 3 and 4 bedroom houses only. The smaller units would be mainly affordable housing units. It is noted that in the surrounding context, larger sized dwellings would be in keeping with local character.
- 6.20 The Council's Housing Development Officer was consulted on the proposal. The Housing Development Officer initially objected to the proposal as the applicant had submitted the development with zero affordable housing on financial viability grounds. Following discussions between officers and the applicant, affordable housing provision has been reinstated on this part of the site. No comments have been received from the Housing Officer following the reinstatement of the affordable housing provision. Officers consider that the proposed housing mix is acceptable and consistent with the provision on the adjacent larger site and the provision within the legal agreement. The details submitted indicate that the minimum space size for each unit comply 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 national space standards.
- 6.21 The current scheme will provide the following affordable housing mix distributed across the site:
- Social Rented (Total = 4 units - 70% of affordable units)***
- 2 X 1 bedroom units (National space GIA = min 39 sqm)
 - 2 X 2 bedroom units (National space GIA = min 61 sqm)
- Intermediate (Total = 2 units - 30% of affordable units)***
- 2 X 2 bedroom units (National space GIA = min 61 sqm)
- 6.22 The affordable housing is secured under the section 106 legal agreement as 4 social rented dwellings and 2 shared ownership dwellings.
- 6.23 In terms of market housing a total of 5 x 4 bedroom units and 3 x 3 bedroom units are proposed. 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 associated with the adjacent site.
- 6.24 In terms of the scale of the dwellings proposed (excluding garages) and their height and massing the proposed dwellings would be up to 2 storeys in height. The proposed plots are smaller than those in the immediate surrounding area but are comparable to those slightly further southwest and to the east.
- 6.25 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 are acceptable.
- 6.26 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

- 6.27 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.
- 6.28 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.
- 6.29 With regard to this reserved matters application the proposed layout complies with the parameter plan with regard to the developable area and the creation of a footpath link to the rest of the larger allocated site. This is all welcome. 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.
- 6.30 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.
- 6.31 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, which is separate from planning. This will be added as a drainage condition. 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.
- 6.32 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 is showing that the 4 bedroom units are showing an under provision of a single parking space each, however 3 unallocated roadside parking spaces are provided. Officers consider this is acceptable on balance.
- 6.33 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.

- 6.34 The applicant has provided amended plans in response to the Highways Officer's previous consultation comments, unfortunately no comments have been received from the Highways Officer at the time of writing the report. The amended plans could accord with the parking requirements and policies TRANS.1 and CS13.
- 6.35 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 and Ecology contact were consulted on the application.
- 6.36 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 and the subject of the Tree Preservation Order, or impact on the amenity of future occupants of dwellings.
- 6.37 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.
- 6.38 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.
- 6.39 Policy CS14 of the Core Strategy requires development to make a positive contribution to quality of life. The Quality Design SPD on residential development outlines factors to be considered with regard to privacy, overlooking, daylight and outlook, and private amenity space.
- 6.40 The Environmental Health Officer has stated that the main concern is road traffic noise. The Environmental Health Officer has recommended 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.
- 6.41 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 1 is approximately 20m from No 31 and 32 Lambourn Road. The location of the proposed dwellings is such that there would be no loss of light into the adjacent buildings from overshadowing from the dwellings.
- 6.42 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 25sqm per flat to calculate the communal open space. The proposed garden areas have been checked, as well as the useable garden areas. The gardens for plots 10 and 11 are small. 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.
- 6.43 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. The Tree Officer and Ecology contact raise no objection to the levels.

- 6.44 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

- 6.45 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.

- 6.46 The Council's Nutrient Neutrality Officer has received copies of correspondence received by David Hilson Homes from Thames Water, which provided the following:

- 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).
- 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.

- 6.47 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.

- 6.48 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 applicant's consultants, indicated that the post-development land use would be nutrient neutral.

- 6.49 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

6.50 Members of the public have written representations expressing objection. The points raised have been acknowledged in this report and in the assessment of the proposed development.

Planning Balance and Conclusion

6.51 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.

6.52 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, separation distances between buildings and some areas of private amenity space. The appearance, scale, landscaping and layout otherwise meets the parameters set at outline and the requirements of policy and guidance of the development plan.

6.53 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.

6.54 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 application reference 17/02093/OUTMAJ. 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 13 September 2023:</p>

	<ul style="list-style-type: none"> • Drawing No: 0766-RM2-100 – Topographical Survey • Design Statement of Compliance Issue 2 • Drawing No: 0766-RM2-SK31 A – Architectural Detailing • Drawing No: 0766-RM2-HTB Issue 2 – House type Booklet <p>Amended plans received on 10 January 2024:</p> <ul style="list-style-type: none"> • Drawing No: 0766-RM2-102 C – Planning Layout • Drawing No. 0766-C-1000 D – Composite Planning Layout Showing Affordable Housing • Drawing No: 0766-RM2-102 – COL C – Colour Planning Layout • Drawing No: 0766-RM2-103 B – Street Scenes • No change • Drawing No: 0766-RM2-107 B – Adoption Plan • Drawing No: 0766-RM2-108 B – Materials Layout • Drawing No: 0766-RM2-110 B – Building Heights • Drawing No: 0766-RM2-111 B – Refuse Strategy Layout • Drawing No: 0766-RM2-112 B – Tenure Plan • Drawing No: 0766-RM2-113 B – Phasing Plan • Drawing No: 0766-RM2-116 B – EVCP Plan • Drawing No: 0766-RM2-115 A – Bicycle Storage Plan • Drawing No: 0766-RM2-114 A – Boundary Treatments Plan • Drawing No. 2099.10.07 • Revision G – Landscape General Arrangement Sheet <ul style="list-style-type: none"> • Drawing No. 2099.10.19 Revision B – Structural Planting Plan • Drawing No. 2099.10.20 Revision B – Ornamental Planting Plan • Noise Impact Assessment – January 2024 (Ref: C10863/NIA/1.3) <ul style="list-style-type: none"> • GCN eDNA Technical Note – 13.11.23 (Ref: Ecology 7929) – Pro Vision • 7929 Landscape and Habitat Management Plan • General Arrangement Plan 12758/1120 - RM 2 (Rev P1) • Site Refuse Tracking 12758/1171 – RM 2 (Rev P1) • Fire Tender Tracking 12758/1172 – RM 2 (Rev P1) <ul style="list-style-type: none"> • Drainage Strategy Drawing 12758/1122 • Drainage Strategy Report Part 1 and 2 • Site Levels & Contour Plan 12758/1121-RM 2 (Rev P1) • Pond Details 12758/1123 • Cross Sections 12758/1125-RM 2 (Rev P1) • Road Sections Key Plan 12758/1129 <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 and quality of life. This condition is applied in accordance with the National Planning Policy Framework, Technical housing standards – nationally described space standards, Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.</p>
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>Sustainable drainage measures</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. These details shall:</p> <p>a) Include an Application for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse.</p> <p>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 in the approved condition thereafter.</p> <p>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</p>

	<p>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.</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 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>