

# WESTERN AREA PLANNING COMMITTEE

## 24<sup>TH</sup> APRIL 2024

### UPDATE REPORT

**Item No:** 4(1)      **Application No:** 23/01585/OUTMAJ      **Page No.** 7 - 124

**Site:** Sandleford Park West, New Warren Farm, Warren Road, Newbury

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Additional Consultation Responses

One additional representation letter has been received since the publication of the agenda report. It raises a series of objections in line with other representations previously received and summarised. It primarily objects in relation to the use of Warren Road as the access to the development, and how the proposals affect the public right of way NEWB/5/1 (the public footpath heading east from Warren Road) and its character.

#### 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended wording to condition 14.

##### 14. **Warren Road Access construction (amended)**

With the exception of any necessary early works associated with Advanced Planting, Archaeology and/or Land Contamination, no demolition, excavation, laying of foundations and/or building works, associated with the part of the development hereby approved within the confines of the New Warren Farm part of the application site (i.e. not including the Warren Road corridor), shall commence until the detailed works hereby approved along the Warren Road Corridor have been implemented to base course in relation to the roadway and to wearing course in relation to the cycleway / footways. The works along the Warren Road Corridor shall be completed in accordance with approved drawing number 5011406\_RDG\_C0003C and phasing plan(s) approved pursuant to condition.

Reason: For the avoidance of doubt, In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).