

Item No.	Application and Parish	No.	Statutory Target Date	Proposal, Location, Applicant
(3)	23/01100/RESMAJ Greenham	17	August 2023 ¹	<p>Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings.</p> <p>Newbury Racecourse Racecourse Road Newbury</p> <p>David Wilson Homes (Southern)</p>
<p>¹ Extension of time agreed with applicant until 26th June 2024</p>				

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/01100/RESMAJ>

Recommendation Summary: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in section 8

Ward Member(s): Councillor Phil Barnett, Councillor Billy Drummond, Councillor Erik Pattenden

Reason for Committee Determination: 10 or more objections received

Committee Site Visit: 17 June 2024

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1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.
- 1.2 This application seeks approval of the reserved matters comprising Appearance, Scale, Layout and Landscaping for part of the Eastern Parcel of the Newbury Racecourse Strategic Site Allocation which was originally granted outline planning permission under application 09/00971/OUTMAJ, and subsequent amendments to that outline permission as detailed in the planning history section of this report.
- 1.3 The development proposed in this reserved matters application comprises the erection of apartment blocks providing 229 dwellings and a local centre as well as associated infrastructure. Of the 229 dwellings, 167 are proposed to be open market and 62 are proposed as affordable housing, comprising 23 social rented dwellings and 39 shared ownership dwellings. This alternative scheme would reduce the number of dwellings previously proposed in this part of the Eastern Parcel by 116 dwellings (apartments) from that previously granted.
- 1.4 Newbury Racecourse is located on the eastern edge of Newbury to east of the A339 which runs north-south through the heart of the town. The development of the Newbury Racecourse Strategic Site was split into three parcels, the western area, the central area and the eastern area. The Western Area and Central Area have been developed by the Applicant and are completely built out and occupied.
- 1.5 The Eastern Area is accessed from “Home Straight” road which leads to the bridge over the railway and the roundabout junction with the B3421 Hambridge Road. The Eastern Area has also largely been built out and occupied with the exception of the land within this application site and housing immediately to the north-east of the application site (plots 1-16).
- 1.6 The application site is located at the western end of the Eastern Area of the Newbury Racecourse development, adjacent to the bridge. The site currently comprises partly cleared ground where construction materials are stored to the north of the Home Straight Road. The site is bordered by the bridge to the west, the coach park and railway to the north, residential development in the remainder of the Eastern Area to the east and open space to the south as well as a temporary sales office.
- 1.7 Previous reserved matters applications as detailed in the planning history section of this report have been approved for the development of 713 dwellings across the entire Eastern Area (14/03377/RESMAJ) most of which has been constructed and is occupied, and subsequent reserved matters have also been approved for parts of the Eastern Area Parcel to amend parts of that parcel previously approved under 14/03377/RESMAJ. This alternative proposal for part of the Eastern Area would reduce the total amount of dwellings in Eastern Area from 713 to 597, and the total number of dwellings across the whole of the Newbury Racecourse development from 1500 to 1384.
- 1.8 The applicants advise that the primary aim of this new application is to reduce the previously approved block heights down to no more than 4 storeys to utilise a more sustainable timber frame build to the proposed apartment blocks, remove undercroft parking, add ground floor residential units and amend the previously approved retail offer to reflect modern market demand.
- 1.9 The application as originally submitted included details seeking approval to change the houses previously granted on plots 1-16 to the north-east of the application site to apartment blocks (referred to as Blocks E1, E2 and F in the original application

submissions). However, following consultation on the original proposals a number of issues with the application as originally submitted were identified. The applicant subsequently provided a package of amendments and additional information to the application which included the removal of that part of the application site and the proposed blocks E1, E2 and F from the application altogether, as well as other changes to the layout and appearance of the apartment blocks remaining within the application site. A separate application, 23/02667/RESMAJ, was submitted as detailed in the planning history section below, to retain housing for plots 1-16 subject to some minor amendments and has recently been approved.

1.10 Therefore, this amended application seeks approval of the reserved matters for the erection of 7 apartment blocks only (Blocks A1, A2, B1, B2, C, D and G) together with the layout of parking areas, footways, and landscaping. Previous reserved matters have been granted to erect 7 apartment blocks in similar locations under applications 14/03377/RESMAJ and 18/00815/RESMAJ, as shown in appendix 2 and 3 to this report. This application seeks to vary the appearance, layout, scale and landscaping previously approved by:

- Lowering the heights of the following apartment blocks to 4 storeys:
 - For Block A1 (previously A5) from 5 storeys.
 - For Block A2 (previously A4) from 6 storeys.
 - For Block B1 (previously A3) from 8 storeys.
 - For Block B2 (previously A1) from 5 storeys.
 - For Block C (previously A2) from 5 storeys.
 - For Block G (previously A7) from 7 storeys.
- For Block D (previously A6) the height is to remain at 4 storeys.
- Reducing the length of Block G (previously A7) and introducing a new surface parking area to the south-east of the block.
- Relocating the previously approved undercroft parking on the ground floor of the apartment blocks to outside courtyard and roadside parking such that the ground floor of each apartment block will now provide residential dwellings, cycle/refuse storage or commercial floorspace with associated plant room.
- Reducing the extent of proposed commercial floor space from 1248sqm across two units on the ground floor of two apartment buildings (formerly referred to as A5 and A4) to 613sqm across four units within one apartment building only, Block A1.
- Moving the apartment blocks fronting Home Straight road (Blocks A1, A2 and B2) southwards closer to the road to increase the courtyard car parking area to the rear of those blocks.
- Amending the appearance of all apartment blocks.
- Amending the layout of landscaping and reducing the number of trees proposed.
- Reducing the length of Block C (previously Block A2) to increase the parking area between Blocks B2 and C (previously A1 and A2).
- Moving Blocks B1 and B2 eastwards and increasing the parking area to the west between those blocks and the bridge.
- Reduction in number of dwellings to be provided in this part of the Eastern Area Parcel from 345 to 229; resulting in a reduction in the total number of dwellings across the whole Newbury Racecourse Strategic Site from 1500 to 1384.

2. Planning History

2.1 Given the complex and lengthy planning history for the site, the table below outlines the relevant planning history of the application site only and does not include all of the applications submitted for other phases of the redevelopment of Newbury Racecourse.

Application	Proposal	Decision Date /
09/00971/OUTMAJ	Redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative, and visitors facilities; new hotel and hostel; replacement children's nursery; the permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of the golf course; up to 1,500 dwellings; local centre; combined heat and power district heating system; new and improved accesses; parking for visitors, staff and residents; open space and landscaping, signage, service infrastructure, and associated uses (minor changes to application 08/02201/OUTMAJ).	Approved 6/4/2010
14/02292/OUTMAJ	Section 73 - Variation of Condition 4: To alter drawing reference for building heights plan to 6929 SK300 Rev A of approved reference 09/00971/OUTMAJ. Redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative, and visitors facilities; new hotel and hostel; replacement children's nursery; the permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of the golf course; up to 1,500 dwellings; local centre; combined heat and power district heating system; new and improved accesses; parking for visitors, staff and residents; open space and landscaping, signage, service infrastructure, and associated uses (minor changes to application 08/02201/OUTMAJ).	Approved 18/12/2014
14/03109/OUTMAJ	Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings.	Approved 6/2/2015 A copy of the Decision Notice is provided in Appendix 1 to this report.

14/03377/RESMAJ	Approval of reserved matters following outline permission 09/00971/OUTMAJ. Construction of 708 dwellings, retail/community facilities, coach park, temporary marketing suite and associated works (Reserved matters) for area A Eastern development area. Matters seeking consent: appearance, landscaping, layout and scale.	Approved 28/7/2015 A copy of the Decision Notice and layout plan is provided in Appendix 2 to this report.
15/00213/SCREEN	EIA Screening Opinion Request	EIA not required 9/2/2015
16/01404/COND1	Application for approval of details reserved by Condition 3, 6, 7, 8, 10, 11, 12, 13, 14, 15, 19, 20, 26, of approved application 14/03109/OUTMAJ. Part discharge of Eastern Development Phase under 14/03377/RESMAJ.	Approved 27/10/2016
17/02732/NONMAT	Non-material amendment to planning permission 14/03377/RESMAJ. (AMENDMENT): Internal reconfiguration of building A7 to create additional five units and associated parking.	Approved 14/11/2017
18/00815/RESMAJ	Proposed variation of plot typologies [21 number] in the approved reserved matters following Outline application 14/03109/OUTMAJ: [Eastern area phase only].	Approved 19/7/2018 A copy of the Decision Notice and layout plan is provided in Appendix 3 to this report.
19/01521/RESMAJ	Reserved Matters for the erection of 60 dwellings and associated works in accordance with outline planning permission 09/00971/OUTMAJ. Matters to be considered: Appearance, Landscaping and Scale.	Approved 30/9/2019
19/01551/NONMAT	Non material amendment to approved 14/03377/RESMAJ - Approval of reserved matters following outline permission 09/00971/OUTMAJ. Construction of 708 dwellings, retail/community facilities, coach park, temporary marketing suite and associated works (Reserved matters) for area A Eastern development area. Matters seeking consent: appearance, landscaping, layout and scale. Amendments - external environment/landscaping to provide additional parking, Blocks A1-7 subtle refinements to elevations related to detail	Approved 18/10/2019

	design and altered footprint and internal re-plan of block A3 pursuant to fire strategy requirements.	
19/02957/RESMAJ	Approval of reserved matters following permission 14/03377/RESMAJ. Approval of minor amendments to the appearance/layout of one end of apartment block A3 and associated amendment to adjacent landscape areas.	Approved 17/2/2020
20/02507/COND2	Approval of details relating to plots 53 to 56, 103, 123 to 128 and 353 reserved by Condition 5 - Cycle Parking and Signage of Approved Application 14/03377/RESMAJ: Approval of reserved matters following outline permission 09/00971/OUTMAJ. Construction of 708 dwellings, retail/community facilities, coach park, temporary marketing suite and associated works (Reserved matters) for area A Eastern development area. Matters seeking consent: appearance, landscaping, layout and scale.	Refused 29/12/2020
21/00348/NONMAT	Non Material amendment to planning permission 14/03109/OUTMAJ: Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Amendment: Wording of condition 3 to clarify how the original planning permission has been implemented on the ground in terms of phasing.	Approved 5/6/2021
23/02150/NONMAT	Non-Material Amendment to planning permission 14/03109/OUTMAJ: Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef	Approved 6/11/2023

	Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Amendment: amendment to wording of Condition 1.	
23/02906/NONMAT	Application for a Non-Material Amendment Following a Grant of Planning Permission 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Amendments: Amendment to the approved Raceday Movement Plan	Approved 9/1/2024
23/02667/RESMAJ	Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Matters to be considered: Appearance, Landscaping, Layout And Scale.	Approved 06/06/24

2.2 As detailed above, previous reserved matters applications have been approved for the application site comprising 14/03377/RESMAJ, 18/00815/RESMAJ, 19/01521/RESMAJ, 19/02957/RESMAJ together with various non-material amendment applications. As development under those reserved matters applications have commenced, those reserved matters approved represent a realistic fall-back position for the applicant. Therefore, those previously granted reserved matters applications are a material consideration of significant weight in the determination of this application.

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** EIA for the eastern Parcel was considered under the screening application 15/00213/SCREEN which determined that whilst the development proposed falls within Schedule 2 (10b) of the EIA Regulations, EIA is not required for the development of the Eastern Parcel. The development proposed in this latest application is not considered to alter that conclusion previously made by the Local Planning Authority.
- 3.2 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. Site notices were displayed on 13 June 2023 at various locations surrounding the application site, with a deadline for representations of 7 July 2023. A public notice was displayed in the Newbury Weekly News on 8 June 2023; with a deadline for representations of 22 June 2023.
- 3.3 Following the submission of a package of amendments and additional information re-consultation took place with statutory and non-statutory consultees and those who had previously submitted representations were provided with the opportunity to submit further comments.
- 3.4 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identified the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	No	No	
New Homes Bonus	Yes	No	
Affordable Housing	Yes	Yes	6.27-6.37
Public Open Space or Play Areas	Yes	Yes	6.52-6.53
Developer Contributions (S106)	Yes	No	
Job Creation	Yes	No	

- 3.5 **Community Infrastructure Levy (CIL):** CIL is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. This can include roads and transport facilities, schools and education facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).

- 3.6 However, planning permission was granted for the development at Newbury Racecourse prior to the introduction of CIL. Therefore, the development would not be liable for CIL. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.
- 3.7 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.
- 3.8 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.9 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3.10 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.11 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.12 All new buildings within the development will be required to comply with Building Regulations which have their own criteria to apply for the design of buildings which also has due regard to the Act.
- 3.13 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article

6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.

- 3.14 It is acknowledged that there are certain properties where they may be some impact (this can be mitigated by conditions – if relevant). However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the district and wider area and is proportionate given the overall benefits of the scheme in terms of provision of homes including affordable homes.
- 3.15 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.
- 3.16 **Listed building setting:** Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. No listed buildings are considered to be affected by the proposal.
- 3.17 **Conservation areas:** Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Impacts on nearby conservation areas was considered in the determination of the outline planning permission and considered acceptable. The proposals in this application seeking approval of reserved matters for part of the Eastern Parcel are not considered to alter that conclusion.

4. Consultation

Statutory and non-statutory consultation

Initial application responses

- 4.1 The table below summarises the consultation responses received to the initial application submissions. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Greenham Parish Council:	No response received.
Adjacent Thatcham Town Council:	No objections - 1) The curved path that crosses the to the south of the housing to be part of a public route from the canal and from Thatcham for cycles and pedestrians. 2) Would like it to be confirmed that the development as a whole has adequate provision of play areas provided for children.

Adjacent Newbury Town Council:	The Town council strongly objects to this proposed development on the following grounds: - Overdevelopment of the lands (blocks E1 and E2); - The impact on existing residents, including overlooking (the town council noted that the applicants did not consult the residents before submitting this application); - The social/ affordable housing provision should be dispersed across the development, rather than one single area; - The proposed reduction in green space is unacceptable; - The lack of community facilities across the entire racecourse development; - Inadequate car club provision; - The proliferation of smaller units, of which there are already too many in Newbury.
Environment Agency:	Due to increased workload prioritisation, we are unable to provide comments on this application.
Network Rail:	No objections.
Natural England:	No comments to make.
WBC Highways:	<p>Parking in accordance with Policy P1 appears to have been provided and the proposal also seems to comply with the Councils Cycle and Motorcycle Advice and Standards for New Development.</p> <p>Amended swept path diagrams are required for a larger vehicle.</p> <p>There should be no hedges or shrubs alongside car parking spaces.</p> <p>Concern that some of the routes from the buildings are not wide enough for the bins to be taken from the stores to vehicles. Need to widen routes to avoid any potential damage to any adjacent parked cars.</p> <p>The footway should be continued along the northern side of Home Straight fronting blocks A1 to E.</p> <p>Poor pedestrian links proposed through the car park surrounded by Blocks A1 to C. Routes into Blocks B2 and C are also poor. Block F should also have a more direct route onto the shared surface road. Need to improve such routes.</p> <p>Dropped kerbs and tactile paving should also be provided where pedestrians are likely to cross.</p> <p>Electric Vehicle Charging points should be considered throughout the development. Without such provision the development does not comply with Policy P1.</p>
WBC Ecologist:	Concern regarding non-native planting proposed and impact on biodiversity. Ecological Mitigation Plan is inadequate.
WBC Archaeologist:	No further archaeological work at the Racecourse is required in relation to this proposal.
Newt District Licensing Officer:	Amended Reptile Method Statement required.
WBC Environmental Health:	Further noise assessment required.

WBC Lead Local Flood Authority (LLFA):	Require further information.
WBC Housing Service:	No response received.
WBC Tree Officer:	No response received.
WBC Parks and Countryside Team:	No response received.
WBC Transport Policy Team:	No response received.
WBC Environment Team:	No response received.
WBC Public Rights of Way:	No response received.
WBC Conservation:	No response received.
WBC Waste Services:	No response received.
Thames Valley Police:	No response received.
Royal Berkshire Fire and Rescue Service:	No response received.
SPOKES:	No response received.
Southern Electric:	No response received.
North Wessex Downs National Landscape:	No response received.
Newbury Society:	No response received.
BBOWT:	No response received.
Ramblers' Association:	No response received.

Amended application responses

4.2 The table below summarises the consultation responses received following reconsultation on the submission of the package of amendments and additional information. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Greenham Parish Council:	Object to this proposed application on the following points. <ul style="list-style-type: none"> - Privacy Issues, the proposed development will overlook onto already neighbouring gardens - The new development is not in keeping with the current street scene - There is inadequate parking facilities, forcing vehicles to park unsafely along the road - This proposed development will eliminate the Open Green Space.
Adjacent Newbury Town Council:	No objection.
Adjacent Thatcham Town Council:	No response received.
Network Rail:	Network Rail has no objections to the amendments made. It is noted from the covering letter that blocks E2 and F have been removed from the application boundary and therefore no works will be in direct proximity to the railway line within this submitted application.
WBC Highways:	I am pleased to see that most points have been addressed, but a few still remain as follows: There should be no hedges or shrubs alongside car parking spaces. They should be set back at least 1.0 metre, or at least 0.5 metres. It can be difficult to open a car door with hedging etc alongside the vehicle. Our concern regarding what was considered poor pedestrian links through the carpark surrounded by Blocks A1 to C. I do consider that the footway around the carpark should be continued between blocks B1 and B2. Dropped kerbs and tactile paving should also be provided where pedestrians are likely to cross Electric Vehicle Charging points should be considered throughout the development. Without such provision the development does not comply with Policy P1. Such details should be shown on the plans.
WBC Housing Service:	No objections
WBC Environmental Health:	I have reviewed the following updated noise documents and write with my comments. Planning Noise Assessment - this is satisfactory provided that the predicted double glazing, building envelop and mechanical attenuators are used to achieve the appropriate internal noise levels. Delivery Noise Assessment - this is satisfactory however a limit on delivery times is recommended in order to prevent disturbance to nearby residential properties.

	Plant Noise - further noise impact assessment is required when the specific plant to be used is known.
WBC LLFA:	We have reviewed the amended plans provided and whilst they appear acceptable in principle, we do have some queries, below - - The proposed drainage layout appears satisfactory in principle, however, it is not supported by any drainage calculations that demonstrate the proposed attenuation features are appropriately sized. - The site is proposed to drain via soakaways but it is noted from the drawing that these are "subject to detailed design". This appears to indicate that no infiltration testing has been undertaken to support the design and we would clarify whether this is the case. If none has been undertaken, we would expect appropriate testing to BRE 365 requirements is provided in support of the application. Please can we request the applicant provides this information to enable a full review?
WBC Tree Officer:	The tree protection measures are acceptable and can be secured by condition. Please note some existing trees are shown to be removed. However, object to insufficient and inadequate details in respect of soft landscaping.
Newt District Licensing Officer:	No objection subject to a condition to secure precautionary working methods as detailed in the submitted Ecological Mitigation Plan.
WBC Ecology:	No response received.
Thames Valley Police:	No response received.
WBC Parks and Countryside Team:	No response received.
Thames Valley Police:	No response received.
Royal Berkshire Fire and Rescue Service:	No response received.
SPOKES:	No response received.
Southern Electric:	No response received.
North Wessex Downs National Landscape:	No response received.
Newbury Society:	No response received.
BBOWT:	No response received.

Ramblers' Association:	No response received.
WBC Transport Policy Team:	No response received.
WBC Environment Team:	No response received.
WBC Public Rights of Way:	No response received.
WBC Conservation:	No response received.
WBC Waste Services:	No response received.

Public representations

Initial application representations

4.3 Representations to the original application submissions were received from 11 contributors, 1 of which support, and 10 of which object to the proposal.

4.4 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 issues/points were raised in respect of the original application submissions:

4.5 Objections:

- Additional blocks of flats E1, E2 and F will increase density out of keeping with location.
- Increased overlooking and loss of privacy.
- Inadequate parking proposed detrimentally impacting on highway safety and appearance of the area.
- Loss of green space.
- Poor and inadequate landscaping.
- Loss of sun and daylight for existing properties.
- Diminished appearance from that previously approved.
- Increase in noise.
- Increase in traffic pollution.
- Proposals not in keeping with other blocks on Racecourse and those previously approved.
- Homeowners should be given more time by developers to consider and discuss proposals.
- Plans are being changed from those considered by homeowners when purchasing their properties.
- Overbearing impact.
- Impact on wildlife.
- Lack of consultation.
- Negative impact on the character and appearance of the area.
- The proposed blocks are significantly larger and more imposing than the individual homes that were originally promised.

4.6 Support:

- Need for more housing.
- Residents are not making use of their existing parking provision in the estate.
- Clear labelling of parking spaces required.
- Amenities such as a shop and post box would be helpful.

Amended application representations

4.7 Following the submission of a package of amendments and additional information further representations were received from 2 contributors, 1 of which previously objected to the proposal but now supports the amended proposal, and 1 of which newly objects to the proposal.

4.8 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 issues/points were raised in respect of the amended application submissions:

4.9 Objections:

- The amendments make the design more appealing and blending with the existing townhouses and reverting back to original townhouses.
- Additional traffic generation causing noise and disturbance in the area.
- New design of blocks would be overbearing and out of keeping with adjacent housing.
- Lack of green space proposed and block G will result in loss of existing landscaped area used for play.

4.10 Support:

- Updated and revised plans are much more favourable than the originally approved plans.
- Overall volume of the apartments has come down as has the heights of the buildings.
- Parking provision has increased.
- Appearance would maintain what was expected by previous purchasers.
- Improved soft landscaping.
- Parking and traffic issues can be controlled by the Council when roads are adopted.
- Planning has already been granted.

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 ADPP1, ADPP2, CS1, CS2, CS4, CS5, CS6, CS9, CS11, CS13, CS14, CS16, CS17, CS18, and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5, OVS.6 and TRANS.1 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)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Greenham Parish Plan

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of Development
- Character, Appearance and Design
- Impact on Neighbouring Amenity
- Impact on Future Occupiers
- Local Centre Provision
- Affordable Housing
- Highway Matters
- Biodiversity
- Drainage Matters
- Other Matters

Principle of Development

6.2 The principle of the development was established in the original outline planning permission 09/00971/OUTMAJ and subsequent outline planning permissions, 14/02292/OUTMAJ and 14/03109/OUTMAJ granted to vary the original outline planning permission.

Character, Appearance and Design

6.3 As noted above, this application was amended during its consideration to remove proposed apartment blocks E1, E2 and F which sought to replace houses in the north-eastern corner of the site. Therefore, this application seeks approval of the layout, appearance, scale and landscaping of the part of the Eastern Parcel that was granted permission in principle for the siting of seven apartment blocks only.

6.4 As set out in the introduction section of this report, this application seeks approval of changes to the reserved matters for this part of the Eastern Parcel from that previously approved under applications 14/03377/RESMAJ and 18/00815/RESMAJ. The reduction in height of all of the proposed apartment blocks to 4 storeys would result in less variation from what was previously approved, which comprised heights ranging from 4 to 8 storeys. The relatively uniform height of the apartment blocks now proposed would reduce the visual interest of this part of the Eastern Parcel and ability in achieving landmark buildings on the edge of this parcel which weighs against the proposal. However, whilst all the apartment blocks proposed would be 4 storeys tall, some relatively small variation in overall height by up to 2 metres between the apartment blocks would remain.

6.5 The appearance of the proposed apartment blocks was amended during the consideration of this application to introduce strong visual horizontal features on the

elevations of the blocks proposed, to reflect more closely that previously granted and constructed elsewhere within the Newbury Racecourse Strategic Site. The amended appearance of the apartment blocks would have large sections of continuous balcony frontages on all front and rear elevations and in some instances, side elevations, that are considered to be in keeping with the appearance of those previously granted and/or constructed.

- 6.6 As a result of the removal of car parking within the ground floor of the apartment blocks there would be much increased visual interest to the apartment blocks provided at ground floor level, with residential properties at ground floor level across most of the proposed apartment blocks. That is considered to improve the overall appearance of the proposed development and the way in which it functions through increased natural surveillance and active frontages.
- 6.7 However, there is also an increase in surface level parking as a result. The additional areas for the parking of vehicles upon that previously granted include: the area along the western edge of the site between the apartment blocks and the road bridge to Hambridge Lane; the area to the south-east of block G (previously block A7) because of the shortening in length of that apartment block; and the area between blocks B2 and C (previously blocks A1 and A2). It is important to note that the proposed car park to the south-west of block G would result in a loss of approximately 3-metre-wide strip of previously approved soft landscaping between the south-eastern elevation of that building and the footpath, although that land was not previously designated as informal open space.
- 6.8 Whilst there would be an increase in surface parking, the resultant layout of the proposed site is not considered to result in a significant harmful impact upon the character and appearance of the area, and, when weighed against the benefits of the proposal through increased active frontages, is considered, on balance, acceptable.
- 6.9 The materials proposed for the apartment blocks would comprise Lingfield Red Multi brick for blocks C and D. The recently approved application for the dwellings to the north-east on plots 1-16 are also to be constructed using the same brick which is also used throughout parts of the remainder of the Newbury Racecourse development. Apartment blocks A1, A2, B1, B2 and G are to be constructed using Maplehurst Light Multi bricks and yellow Multi Gilt bricks for feature elements. Again, that type of brick and feature brick has been used in other parts of the Newbury Racecourse development and would contribute to a coherent development throughout the Newbury Racecourse Strategic Site. The proposed balconies would be glazed with white clad metal frames, reflective of that already used in the wider Newbury Racecourse Strategic Site. The appearance as a result of the materials proposed is considered to be acceptable.
- 6.10 Turning to landscaping, the application submissions indicate that there would be a reduction in the number of trees for this part of the Eastern Parcel from that previously granted under 14/03377/RESMAJ and 18/00815/RESMAJ, and landscaping details approved under 16/01404/COND1 as required by condition 19 of the outline planning permission (14/03109/OUTMAJ). In particular, a reduced number of trees are proposed within the courtyard car parking area. However, since that previous approval a further application was submitted and approved which indicated the planting of fewer trees and landscaping within the courtyard car parking area (application 19/01551/NONMAT). That application comprises a reasonable fallback position for the applicant and therefore has significant weight in the determination of this application. Whilst the layout of the site now proposed does indicate that the number of trees would be reduced further, soft landscaping is controlled by conditions 19 and 20 attached to the outline planning permission 14/03109/OUTMAJ, as shown in appendix 1. It is considered that suitable landscaping including more trees within the whole application site can be achieved through a future application to approve the precise location, type, density, management

and maintenance of soft landscaping that would be required to be submitted for consideration by the Local Planning Authority. That application to approve details reserved by condition would also need to address the concerns raised by the Tree Officer regarding species of planting and management and maintenance of the landscaping.

- 6.11 In conclusion, the layout, scale and appearance proposed is considered to accord with the parameter plans approved as part of the outline planning permission. Whilst there would be little variation in the scale of the proposed apartment blocks the overall impact on the character and appearance of the area is considered, on balance, acceptable.

Impact on Neighbouring Amenity

- 6.12 Representations received raise concerns regarding the apartment blocks E1, E2 and F that were originally proposed to replace houses previously approved in the northeastern corner of the site. As part of the amendments to this application those blocks were removed from the application altogether and a separate application retaining the houses in that location has been submitted and approved (ref 23/02667/RESMAJ).
- 6.13 Apartment blocks A1, A2, B1, B2, C, D and G now proposed in this application are in approximately the same locations as the apartment blocks previously approved under applications detailed in the planning history section of this report. As detailed earlier, the scale of the apartment blocks is proposed to be reduced, except for Block D which is to remain as a 4-storey building as previously approved. As such, the layout and scale of the proposed apartment blocks are not considered to introduce any significant overbearing or loss of sunlight and daylight impact upon that previously approved.
- 6.14 In respect of overlooking and loss of privacy, the distances of blocks A1, A2, B1, B2, C and G from any neighbouring dwelling would not give rise to any concerns. Block D is to be located adjacent to the houses previously approved in the northeastern corner of the site, as has been previously considered acceptable by this Council. The openings on the northern end of the eastern elevation of block D are to be high-level to avoid any potential overlooking and loss of privacy for residents of plots 1-4 adjacent to this proposed apartment block.
- 6.15 In addition, the layout of the development which broadly follows that previously approved, is not considered to result in any significant impact on neighbouring amenity.
- 6.16 It is noted that the Environmental Health Officer requested a condition to manage construction impacts such as noise, dust, piling, hours of work etc. However, those construction impacts are controlled by condition 4 attached to the outline planning permission 14/03109/OUTMAJ as detailed in appendix 1. Therefore, it would not be necessary to impose a condition again to control those matters.
- 6.17 Therefore, the proposed layout, scale and appearance of the apartment blocks is not considered to introduce any significant detrimental impact on the amenity of neighbouring properties.

Impact on Future Occupiers

- 6.18 As noted in the consultation responses from the Environmental Health Officer, future occupants may be detrimentally affected by noise from the railway and coach park, as well as noise generated by the commercial use proposed within block A1 such as deliveries and plant to be installed in the plant room.
- 6.19 An amended noise assessment has been submitted which has been reviewed by the Environmental Health Officer and is considered acceptable subject to a condition to

secure the mitigation measures detailed in that assessment. In respect of deliveries the Environmental Health Officer recommends a condition to restrict the hours of deliveries for the commercial use to prevent disturbance to nearby residential properties.

- 6.20 With regard to potential noise impacts from the plant to be installed in the plant room, as details of the equipment to be used is not known at this stage it is considered that it can be adequately controlled by a condition. Condition 25 of the outline planning permission 14/03109/OUTMAJ requires a specific noise assessment to be submitted and approved which identifies the noise impacts from the plant to be installed and any necessary mitigation measures which will also need to be installed to protect future occupiers of the development. As those details are secured by condition on the outline planning permission, it is not necessary to repeat the imposition of such a condition for this reserved matters application.
- 6.21 Given the uses proposed in the Local Centre (see below) which would be located below residential apartments, it is also considered necessary and reasonable to impose a condition, should the application be approved, that restricts the opening times of the potential uses to customer to safeguard the amenity of future occupiers.

Local Centre Provision

- 6.22 Policy CS2 of the Core Strategy identifies that appropriate retail facilities will be provided as part of the development at the Newbury Racecourse Strategic Site. Policy CS11 of the Core Strategy notes that small amounts of new retail floorspace may be provided in the form of new local centres at the two strategic developments of Sandleford Park and the Racecourse in Newbury, to respond to local needs in these areas.
- 6.23 The outline planning permission was granted subject to a land use plan which indicated the provision of a local centre within this part of the Eastern Parcel. Neither Policy CS2 nor the outline planning permission specifies the amount of retail floorspace to be provided. The previous reserved matters application granted proposed retail floorspace totalling 1248sqm across the ground floors of two apartment blocks A4 and A5 (in the approximate location of blocks A1 and A2 now proposed). In this application, the floorspace proposed is reduced to 613sqm, located across four units within the ground floor of apartment block A1 only.
- 6.24 The applicant advises that they have engaged with a local commercial agent with regards to the local centre, specifically in respect of the scale and uses that could be offered given the location of the local centre which is not on a main road that is open to general passing traffic. As such, the retail provision would most likely be used by residents of the development rather than by customers from further afield. Therefore, the applicant considers that the customer potential will likely justify a shop in this location, such as a small retailer or convenience store who would require c. 230 – 370sqm located within the proposed unit at the eastern side of block A1 (labelled Local Centre 4), with the remaining floorspace subdivided into smaller units, which may be suited to other operators such as healthcare, dental, physiotherapy or salons. In addition, the applicant has advised that local residents would be keen for a café/coffee shop in the local centre and Newbury Town Council have raised the possibility of a community facility.
- 6.25 The proposed potential use of the remaining units as healthcare, dental, physiotherapy, salon, café or community facility would not represent a retail use as specified in Policies CS2 and CS11 of the Core Strategy. However, the proposed scheme would still provide appropriate and small-scale retail use in the Local Centre 4 unit proposed, in accordance with Policies CS2 and CS11 of the Core Strategy and this can be secured by condition. The other potential uses proposed would fall within the same Use Class E as retail, with the exception of a community facility (Use Class F2 (b)). All proposed potential uses for

the remaining local centre units are considered to represent suitable local centre uses that would benefit the residents of the Newbury Racecourse Strategic Site and can be conditioned as such to enable the flexible use of those units.

- 6.26 Therefore, the reduced provision of commercial floorspace does not run contrary to Policy CS2 or CS11 of the Core Strategy and is considered to be sufficient to serve the development at Newbury Racecourse, despite the reduction in floorspace proposed.

Affordable Housing

- 6.27 The development at Newbury Racecourse was granted outline planning permission for up to 1500 dwellings. The Second Schedule of the Section 106 Agreement (S106) attached to the outline planning permission requires 30% affordable housing provision and sets out the number, tenure and mix of the affordable dwellings to be provided. It is important to note the s106 agreement attached to the outline planning permission specifies 439 affordable dwellings to be provided which represents 29.3% of all the dwellings across the Newbury Racecourse Strategic Site.
- 6.28 The Western and Central Parcels of the Newbury Racecourse development have been constructed and are occupied. They provide 127 and 110 affordable dwellings respectively, representing a provision of 30.2% and 30.1% respectively of the total dwellings (787) built across both of those phases.
- 6.29 For the Eastern Parcel of which this application is part, the most recent reserved matters granted approval sought to provide 713 market and affordable dwellings across the whole Eastern Parcel. This would have provided 211 affordable homes (29.6%) in the Eastern Parcel, of which 49.8% were proposed to be shared ownership and 50.2% were proposed to be social rent. 111 affordable homes have already been provided within the Eastern Parcel.
- 6.30 This application now proposes 229 apartments; a reduction of 116 apartments from that previously approved, which would reduce the total number of dwellings in the Eastern Parcel to 597 and reduce the total across the whole of the Newbury Racecourse Strategic Site to 1,384 dwellings.
- 6.31 This application, if approved, would result in 173 affordable homes of the 597 (29.0%) in total to be delivered within the Eastern Parcel as a whole, of which 46.2% are to be shared ownership and 53.8% social rent.
- 6.32 Of the overall Newbury Racecourse Strategic Site, the previously approved scheme provided 448 affordable homes of the 1500 (29.9%), of which 48.0% were shared ownership and 52.0% were social rent. The development now proposed in this application would provide 410 affordable homes of the 1384 (29.6%) to be delivered across the whole Newbury Racecourse Strategic Site, of which 46.3% would be shared ownership and 53.7% would be social rent.
- 6.33 The tables on the next page set out the housing provision for the whole of the Newbury Racecourse Strategic Site, including the Eastern Parcel, as currently approved and as now proposed:

As approved

	AFFORDABLE										MARKET					TOTAL		
	Shared ownership					Rented					1 bed flat	2 bed flat	2 bed hou	3 bed flat	3 bed hou		4 bed	5 bed
	1 bed	2 bed flat	2 bed hou	3 bed	4 bed	1 bed	2 bed flat	2 bed hou	3 bed	4 bed	5 bed	1 bed flat	2 bed flat	2 bed hou	3 bed flat	3 bed hou	4 bed	5 bed
WESTERN AREA																		
Sub-total	3	20	10	2	0	14	38	18	14	6	2	30	140	4	14	71	35	0
TOTAL	35					92					294					421		
	127																	
CENTRAL AREA																		
TOTAL	20	55				5	30					48	172		36			
	75					35					256					366		
	110																	
EASTERN AREA																		
Sub-total	0	10	8	23	0	0	13	14	31	12	0	3	25	4	0	150	63	12
Block A1	16	48																64
Block A2						15	21											36
Block A3												18	81		2			101
Block A4												15	30					45
Block A5												4	32					36
Block A7												16	37		10			15
Sub-total	16	48	0	0	0	15	21	0	0	0	0	53	180	0	12	0	0	0
TOTAL	105					106					502					713		
TOTAL	215					233					1052					1500		
	448																	
EASTERN	16	58	8	23	0	15	34	14	31	12	0	56	205	4	12	150	63	12
No	105					106					502					713		
%	15.2%	55.2%	7.6%	21.9%	0.0%	14.2%	32.1%	13.2%	29.2%	11.3%	0.0%	11.2%	40.8%	0.8%	2.4%	29.9%	12.5%	2.4%
	49.8%					50.2%					100.0%					70.4%		
	29.6%										70.4%							
TOTAL	39	133	18	25	0	34	102	32	45	18	2	134	517	8	62	221	98	12
No	215					448					1052					1500		
%	18.1%	61.9%	8.4%	11.6%	0.0%	14.6%	43.8%	13.7%	19.3%	7.7%	0.9%	12.7%	49.1%	0.8%	5.9%	21.0%	9.3%	1.1%
	48.0%					52.0%					100.0%					70.1%		
	29.9%										70.1%							

As proposed:

	AFFORDABLE										MARKET					TOTAL		
	Shared ownership					Rented					1 bed flat	2 bed flat	2 bed hou	3 bed flat	3 bed hou		4 bed	5 bed
	1 bed	2 bed flat	2 bed hou	3 bed	4 bed	1 bed	2 bed flat	2 bed hou	3 bed	4 bed	5 bed	1 bed flat	2 bed flat	2 bed hou	3 bed flat	3 bed hou	4 bed	5 bed
WESTERN AREA																		
Sub-total	3	20	10	2	0	14	38	18	14	6	2	30	140	4	14	71	35	0
TOTAL	35					92					294					421		
	127																	
CENTRAL AREA																		
TOTAL	20	55				5	30					48	172		36			
	75					35					256					366		
	110																	
EASTERN AREA - already agreed																		
Approved/built		10	8	23			13	14	31	12		3	24	4		145	54	12
Application 23/02667/RESMAJ													1			5	9	
TOTAL	41					70					257					368		
	111																	
Block A1												3	24					27
Block A2												4	23					27
Block B1												24	26					50
Block B2 back	6	17																23
Block B2 side												12	15					27
Block C						8	15											23
Block D	1	15																16
Block G												11	25					36
Sub-total	7	32	0	0	0	8	15	0	0	0	0	54	113	0	0	0	0	0
TOTAL	39					23					167					229		
	62										167					229		
TOTAL	190					220					974					1384		
	410																	
EASTERN	7	42	8	23	0	8	28	14	31	12	0	57	138	4	0	150	63	12
No	80					93					424					597		
%	8.8%	52.5%	10.0%	28.8%	0.0%	8.6%	30.1%	15.1%	33.3%	12.9%	0.0%	13.4%	32.5%	0.9%	0.0%	35.4%	14.9%	2.8%
	46.2%					53.8%					100.0%					71.0%		
	29.0%										71.0%							
TOTAL	30	117	18	25	0	27	96	32	45	18	2	135	450	8	50	221	98	12
No	190					410					974					1384		
%	15.8%	61.6%	9.5%	13.2%	0.0%	12.3%	43.6%	14.5%	20.5%	8.2%	0.9%	13.9%	46.2%	0.8%	5.1%	22.7%	10.1%	1.2%
	46.3%					53.7%					100.0%					70.4%		
	29.6%										70.4%							

6.34 The total provision of affordable homes is therefore in broad accordance with those previously approved, with a slightly higher provision of social rented dwellings and less

shared ownership dwellings in the Eastern Parcel as a whole, as well as across the Newbury Racecourse Strategic Site.

- 6.35 Previous reserved matter applications have granted permission for the social rented affordable units to be provided in block A2 (block C in this application) and shared ownership affordable units provided in block A3 (block B2 in this application). 23 social rent apartments are now proposed in block C. The shared ownership dwellings are proposed to be located within block D (16 apartments) and the northern flank of block B2 (23 apartments), which is to be a mixed tenure block.
- 6.36 The applicant advises that they have liaised with the registered provider (now known as Sovereign Network Group (SNG)), who have confirmed their support in principle for the proposed mix. The Housing Service has reviewed the application proposals and confirmed that the new proposed tenure mix is an improvement on that previously approved based on the latest evidence of housing need. The Housing Service has also confirmed that the number and location of the affordable units is acceptable.
- 6.37 Whilst it is acknowledged that the proportion of overall affordable housing provision for the Newbury Racecourse Strategic Site would be slightly less than 30%, it would be greater than that specified in the s106 agreement attached to the planning permission. As such, it is considered that the affordable housing provision proposed is acceptable.

Highway Matters

- 6.38 The latest response from the Highways Officer does not raise objections in respect of the number of parking spaces proposed but does raise concern regarding the positioning of hedges and shrubs alongside parking spaces as they may interfere with the opening of car doors. That issue has not been raised for previous applications granted where similar relationships were approved. Those previous approvals represent a reasonable fallback position for the applicant and therefore has significant weight in the determination of this application. Furthermore, for this latest application, the number of instances where a car parking space is to be located adjacent to shrubs or hedgerows is reduced from that previously approved. In addition, appropriate management of the landscaping that would be planted is secured by a condition attached to the outline planning permission and can ensure no encroachment of shrubs or hedgerow into adjacent parking spaces.
- 6.39 The Highways Officer has also advised that the footway around the carpark should be continued between blocks B1 and B2 to ensure good pedestrian links through the car park surrounded by blocks A1 to C. As a result, further amended layout plans were provided to make a minor change to continue the footpath between blocks B1 and B2, adequately addressing this issue.
- 6.40 The Highways Officer also noted that dropped kerbs and tactile paving should be provided where pedestrians are likely to cross together with details of the location of electric vehicle charging points.
- 6.41 In respect of the provision of dropped kerbs and tactile paving, construction details for roads and footways are required to be submitted and approved by the Local Planning Authority under condition 19 of the outline planning permission (14/03109/OUTMAJ, appendix 1).
- 6.42 With respect to electric vehicle charging points, a condition can be imposed to secure the approval and implementation of those, as set out in section 8 of this report.
- 6.43 In respect of a travel plan and car club provision, those matters were dealt with at the outline stage. The s106 agreement attached to the outline planning permission requires

the developer to implement the travel plan for the construction of the development and 1 year after the last occupation and enter into a contract with a car club operator. The travel plan requires a car club to be available for both residents within the development and other users of the racecourse. To facilitate this provision, a car club parking space is proposed close to the Local Centre, off the main road in front of proposed apartment block D.

- 6.44 The application submissions demonstrate adequate cycle and refuse storage provision which can be secured by condition. Suitable visibility splay plans have been provided together with swept path plans to demonstrate that the layout proposed can be adequately accessed by all vehicles.
- 6.45 Therefore, the layout of the proposed development is considered to accord with Policy CS13 and CS14 of the Core Strategy and would not introduce any significant concerns in respect of highway safety.

Biodiversity

- 6.46 In their initial response to the original application as submitted, the Council's Ecologist raised concerns regarding the proposed planting of non-native species, potential impact on Great Crested Newts and adequacy of the ecological mitigation plan.
- 6.47 As noted previously, the precise soft landscaping details are controlled by a condition attached to the outline planning permission 14/03109/OUTMAJ (condition 19). Therefore, it is considered that suitable landscaping can be achieved through a future application to be submitted for consideration by the Local Planning Authority to approve the precise location, type and density of soft landscaping.
- 6.48 In respect of the potential impact on Great Crested Newts, the District Licensing Officer advises that the development presents a low risk to Great Crested Newts and their habitats. They go onto to consider that precautionary working methods to reduce any potential impacts on great crested newts is secured by planning condition. Condition 21 of the outline planning permission 14/03109/OUTMAJ requires such details as part of an ecological mitigation strategy that will need to be submitted and approved prior to any development within this site.
- 6.49 Therefore, the development proposed is considered to accord with Policy CS17 of the Core Strategy and not harm biodiversity.

Drainage Matters

- 6.50 Flooding and Drainage matters were considered in the determination of the outline planning permission. The LLFA in their latest response advise that the proposed drainage layout is acceptable in principle but request detailed designs of the drainage proposals. The details of drainage are controlled by condition 6 attached to the outline planning permission 14/03109/OUTMAJ. As such, appropriate drainage can be achieved through a future application to confirm those precise details that would be required to be submitted for consideration by the Local Planning Authority and approved prior to the development commencing.

Other Matters

Parish Council representations

- 6.51 Greenham Parish Council have objected to this application due to privacy issues, the development being out of keeping with the street scene, inadequate parking provision, and loss of open green space. It is acknowledged that the proposals as originally submitted did introduce such concerns. However, the application has been amended to address each of those points and for the reasons set out in this report, Officers consider that those concerns have been adequately addressed.

Public Open Space

- 6.52 As noted above, and in representations received, concern has been raised regarding the provision and loss of public open space as a result of the original application proposals. Indeed, the application as originally submitted did seek to introduce areas of parking within the southern part of the site, to the southwest of proposed block G. The outline planning permission granted secured that area of land as public open space. However, the application was amended to remove the proposed loss of that land to parking. As such, the proposal would not result in any loss of public open space.
- 6.53 The s106 legal agreement attached to the outline planning permission secures two Local Equipped Areas of Play (LEAPs) within the Eastern Parcel. Two LEAPs within the wider Eastern Parcel outside of this application site were approved under 14/03377/RESMAJ.

Housing Numbers

- 6.54 The outline planning permission was granted for up to 1500 dwellings and previous reserved matters applications if implemented would have provided 1500 dwellings. As noted in this report, the reduction in scale of the development proposed for this part of the Eastern Area Parcel would reduce the number of dwellings to be constructed to a total of 1384 dwellings across the whole Newbury Racecourse Strategic Site. Policy CS2 (Newbury Racecourse Strategic Site Allocation) of the Core Strategy does not specify the number of dwellings to be provided, rather it simply states that the strategic site will deliver up to 1500 dwellings.
- 6.55 Policy CS4 (Housing Type and Mix) of the Core Strategy requires development to make an efficient use of land, with the greater intensity of development (>50 dwellings per hectare) at places with good transport accessibility. Despite the reduction in dwellings proposed to be delivered, this proposal would still provide approximately 80 dwellings per hectare within the application site. Therefore, whilst the reduction in housing to be delivered is unfortunate, the application is considered to accord with Policy CS2 and CS4 of the Core Strategy and the outline planning permission granted and would not warrant a reason for refusal.

7. Planning Balance and Conclusion

- 7.1 For the reasons set out in this report, the layout, scale and appearance of the proposed development is not considered to introduce any significant concerns in respect of the impact on the character and appearance of the area, impact on neighbouring amenity or future occupiers, highways, ecology or flooding. It is acknowledged that the relatively uniform height of the apartment blocks proposed would reduce the visual interest of this part of the Eastern Parcel and its ability to achieve landmark buildings on the edge of this parcel which weighs against the proposal.

- 7.2 The reduction in commercial floorspace from that previously approved also weighs against the proposal. However, the provision of much needed housing including affordable housing, despite the reduction from what has previously been granted, is considered to outweigh those concerns.
- 7.3 Detailed matters regarding soft and hard landscaping, construction method and hours of work, biodiversity and drainage are adequately controlled by conditions attached to the outline planning permission. Future application(s) to approve details reserved by those conditions will need to be submitted and approved by the Local Planning Authority.
- 7.4 Overall, taking into account the main issues identified by this report and having regard to the representations made in response to application consultation, it is concluded that the proposed development complies with national and local planning policy and the benefits of the development outweigh the limited issues identified. As such, the application is recommended for conditional approval.

8. Full Recommendation

- 8.1 To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Link between reserved matters and outline</p> <p>This approval relates solely to the reserved matters referred to in condition 1 of the outline planning permission granted on 5 February 2015 under application reference 14/03109/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 approved plans and documents listed below:</p> <ul style="list-style-type: none"> - Site Layout Plan (with the exception of soft landscaping), drawing number SL.01 Rev B received on 2 May 2024. - Parking Strategy Layout Plan, drawing number PSL.01 Rev B received on 2 May 2024. - Location Plan, drawing number LP.01 Rev A received on 5 March 2024. - Affordable Housing Layout Plan, drawing number AGHL.01 Rev A received on 5 March 2024. - Dwelling Material Layout Plan, drawing number DML.01 Rev A received on 5 March 2024. - Refuse Site Layout Plan, drawing number RSL.01 Rev A received on 5 March 2024. - Flat Block – A1 Elevations Plan, drawing number FB-A1.e Rev A received on 5 March 2024. - Flat Block – A1 Proposed Floor Plan, drawing number FB-A1.p Rev A received on 5 March 2024. - Flat Block – A1 Roof Plan, drawing number FB-A1.rp Rev A received on 5 March 2024.

	<ul style="list-style-type: none"> - Flat Block – A2 Elevations Plan, drawing number FB-A2.e Rev A received on 5 March 2024. - Flat Block – A2 Proposed Floor Plan, drawing number FB-A2.p Rev A received on 5 March 2024. - Flat Block – A2 Roof Plan, drawing number FB-A2.rp Rev A received on 5 March 2024. - Flat Block – B1 Elevations Plan, drawing number FB-B1.e Rev A received on 5 March 2024. - Flat Block – B1 Proposed Floor Plans – Sheet 1, drawing number FB-B1.p1 Rev A received on 5 March 2024. - Flat Block – B1 Proposed Floor Plans – Sheet 2, drawing number FB-B1.p2 Rev A received on 5 March 2024. - Flat Block – B1 Roof Plan, drawing number FB-B2.rp Rev A received on 5 March 2024. - Flat Block – B2 Elevations Plan, drawing number FB-B2.e Rev A received on 5 March 2024. - Flat Block – B2 Proposed Floor Plans – Sheet 1, drawing number FB-B2.p1 Rev A received on 5 March 2024. - Flat Block – B2 Proposed Floor Plans – Sheet 2, drawing number FB-B2.p2 Rev A received on 5 March 2024. - Flat Block – B2 Roof Plan, drawing number FB-B2.rp Rev A received on 5 March 2024. - Flat Block – C Elevations Plan, drawing number FB-C.e Rev A received on 5 March 2024. - Flat Block – C Proposed Floor Plans, drawing number FB-C.p Rev A received on 5 March 2024. - Flat Block – C Roof Plan, drawing number FB-C.rp Rev A received on 5 March 2024. - Flat Block – D Elevations Plan, drawing number FB-D.e Rev A received on 5 March 2024. - Flat Block – D Proposed Floor Plans, drawing number FB-D.p Rev A received on 5 March 2024. - Flat Block – D Roof Plan, drawing number FB-D.rp Rev A received on 5 March 2024. - Flat Block - D - Cycle Store Floor Plans and Elevations, drawing number FB-D_CS.pe Rev A received on 5 March 2024. - Flat Block – G Elevations (Sheet 1 of 2) Plan, drawing number FB-G.e1 Rev A received on 5 March 2024. - Flat Block – G Elevations (Sheet 2 of 2) Plan, drawing number FB-G.e2 Rev A received on 5 March 2024. - Flat Block – G Proposed Floor Plans, drawing number FB-G.p Rev A received on 5 March 2024. - Flat Block – G Roof Plan, drawing number FB-G.rp Rev A received on 5 March 2024. <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p>Cycle Storage/Parking</p> <p>No dwelling within each apartment block shall be first occupied until cycle parking/storage facilities for that apartment block have been provided in accordance with the approved drawings. Thereafter the facilities shall be maintained and kept available for that purpose at all times.</p> <p>Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).</p>

4.	<p>Vehicle Parking</p> <p>No dwelling within each apartment block shall be first occupied until the vehicle parking (including visitor and unallocated parking spaces) and turning spaces have been surfaced, marked out and provided for each apartment block in accordance with the Parking Strategy Layout Plan, drawing number PSL.01 Rev B received on 2 May 2024. The car club parking space shall be surfaced, marked out and provided in accordance with the Parking Strategy Layout Plan, drawing number PSL.01 Rev B received on 2 May 2024 prior to the first occupation of apartment block D. The parking and turning spaces shall thereafter be kept available for parking of vehicles at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
5.	<p>Protection from external noise</p> <p>No dwelling shall be first occupied until external noise mitigation measures have been provided in accordance with the Planning Noise Assessment produced by Noise Solutions Ltd dated 7 February 2024 and received on 5 March 2024.</p> <p>The noise mitigation measures shall be retained and maintained thereafter.</p> <p>Reason: To protect future residents from noise from the railway and other external noise sources. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Quality Design SPD.</p>
6.	<p>Electric vehicle charging points</p> <p>No dwelling within each apartment block shall be first occupied until electric vehicle charging points have been provided for that apartment block in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.</p>
7.	<p>Refuse Storage</p> <p>No dwelling within each apartment block shall be first occupied until a storage area for refuse and recycling receptacles (and collection areas if necessary) has been provided for that apartment block in accordance with the approved plans for that apartment block.</p> <p>Reason: To ensure that there is adequate refuse and recycling storage facilities within the site, to ensure safe and adequate collection in the interests of highway safety and local amenity. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core</p>

	Strategy (2006-2026), and the West Berkshire Quality Design SPD (Part 1, Section 2.13).
8.	<p>Layout and design standards</p> <p>The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
9.	<p>Delivery hours</p> <p>No deliveries (including collection of waste) shall be accepted or despatched from the commercial units on the ground floor of block A1 outside the following hours:</p> <p>Mondays to Fridays: 07:30 to 18:00 Saturdays: 08:30 to 13:00.</p> <p>No deliveries shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Vehicle engines [and refrigeration units] shall be switched off during deliveries, and no engine idling shall be permitted.</p> <p>Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
10.	<p>Customer opening hours</p> <p>The commercial premises located on the ground floor of block A1 shall not be open to customers outside of the following hours:</p> <p>07:00 to 22:00 Monday to Saturday 08:00 to 17:00 on Sundays and Bank Holidays.</p> <p>Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
11.	<p>Permitted uses within Class E</p> <p>The Local Centre 4 unit on the ground floor of block A1 shall be used for Use Class E(a) only and for no other purpose, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p>Local Centre 1, 2 and 3 units on the ground floor of block A1 shall be used for Use Classes E(a), E(b), E(c), E(e), or F2(b) only and for no other purpose, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use</p>

	<p>Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). This restriction shall apply notwithstanding any provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p>Reason: To ensure the provision of at least one local retail facility as required by Policy CS2 and CS11 of the Core Strategy. The proposed commercial premises are located below residential apartments and has been assessed on the basis of the uses proposed. Any other Class E use would need to be assessed to ensure the impact on neighbouring properties and provision of parking is acceptable. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS2, CS9, CS11 and CS13 of the West Berkshire Core Strategy (2006-2026), and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
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Informatives

1.	<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 secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2.	<p>Your attention is drawn to the conditions of this permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act 1990 (as amended). All Conditions must be complied with. If you wish to seek to amend a condition you should apply to do so under s.73 of the Act, explaining why you consider it is no longer necessary, or possible, to comply with a particular condition.</p>
3.	<p>Planning permission is hereby granted for the development as shown on the approved drawings. Any variation to the approved scheme may require further permission, and unauthorised variations may lay you open to planning enforcement action. You are advised to seek advice from the Local Planning Authority, before work commences, if you are thinking of introducing any variations to the approved development. Advice should urgently be sought if a problem occurs during approved works, but it is clearly preferable to seek advice at as early a stage as possible.</p>
4.	<p>Separate approval for the works hereby granted permission/consent may be required by the Building Act 1984 and the Building Regulations 2000 (as amended), and the grant of planning permission does not imply that such approval will be given. You are advised to consult with Building Control Solutions (the Local Authority Building Control service for West Berkshire provided in partnership by Wokingham Borough Council) before works commence. Call: 0118 974 6239, email: building.control@wokingham.gov.uk, or visit: www.wokingham.gov.uk/building-control</p>

9. Appendices

Appendix 1 – Outline Planning Permission 14/03109/OUTMAJ Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990

David Wilson Homes Southern
Daniel Pavely
Norgate House
Tealgate
Charnham Park
Hungerford
RG17 0YT

Applicant:
David Wilson Homes Southern

PART I - DETAILS OF APPLICATION

Date of Application

24th November 2014

Application No.

14/03109/OUTMAJ

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings.

Newbury Racecourse , The Racecourse, Newbury, Berkshire

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS OUTLINE planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1. Approval of the details of the layout, scale, appearance of the buildings and landscaping of the site (the `reserved matters`) shall be obtained from the Local Planning Authority for each phase of development prior to the commencement of that phase and the development shall be carried out in accordance with those approved details.

Reason: The application is not accompanied by sufficient details of the reserved matters to enable the Local Planning Authority to give proper consideration to those matters and such consideration is required to ensure that the development is in accordance with policy CS14 of the West Berkshire Core Strategy 2006 to 2026.

2. The submission of reserved matters should be in general accordance with the following plans and additional information unless otherwise agreed in writing by the Local Planning Authority:

Land use plan, drawing reference: 159109/P/002/RevC.

Building heights plan drawing reference: 6929 sk300 Rev B , and 6929 PL101 Rev D.

Movement plan, non-race days drawing reference: 159109/P/004RevC.

Movement plan, race-goers, drawing reference: 159109/P/005/RevC.
Stroud Green junction details, drawing reference: 3027.101/RevC.
Southern access road junction, drawing reference: 3027.1001/RevA.
Illustrative master plan drawing reference: 159109/P/500/RevB.
Indicative landscape, open space and recreation strategy, drawing reference:
159109/P/501/RevA.
Design and Access Statement 2008 and Design and Access Statement Supplement 2009.

Reason: The reserved matters cannot be considered separately from the planning permission to which they relate and the conditions imposed on that outline permission are still applicable in order to comply with policy HSG1 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

3. The development shall continue in strict accord with the approved site-wide phasing scheme. This shall include the phasing of site accesses, service infrastructure, structural landscaping, open space and play spaces and residential development including the local centre. The overall development shall thereafter proceed in accordance with the approved phasing plan unless otherwise agreed in writing by the Local Planning Authority. In relation to other conditions seeking approval of details prior to the commencement of development, such approval may relate to the commencement of individual phases in accordance with the provisions of the approved phasing plan.

Reason: To ensure that the overall development proceeds in a coordinated manner assessed against advice in the DMPO of 2010.

4. The development shall continue to be implemented in strict accord with the approved Code of Construction Practice. This shall include measures during the construction process to minimise the amount of dust generated, minimise the amount of noise generated, identify the hours of operation, and specify construction traffic haul routes. The approved Code of Construction Practice shall be implemented in full for the full duration of the construction activity relating to this permission at the site.

Reason: In the interests of the amenities of neighbours of this site in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

5. No development shall commence in the area indicated on plan PCOO1, other than investigative work until:

i. Two copies of a contaminated land assessment and associated remedial strategy if appropriate, together with a timetable of works, have been submitted to, and approved in writing by the Local Planning Authority. The contaminated land assessment shall include details of investigative works and sampling, risk assessment and remediation strategy.

The works shall be carried out by a suitability qualified Consultant appointed to investigate the nature and extent of any contamination, if any, in, on or under the parts of the land referred to in this condition. Details of the method of investigation and sampling on site, together with the results of analysis must be submitted to the Local Planning Authority (and the Environment Agency as appropriate). If a hazard or hazards are identified from such investigations, a site specific risk assessment shall be undertaken to consider risks to the following: wildlife, livestock and ecosystems, building materials, water resources, the future users of the site, surrounding land and any other persons.

ii. Approved remediation works shall be carried out in full. If during any works any significant underground structures or contamination is discovered which has not previously been identified then the additional contamination shall be fully assessed. No further

remediation works shall take place until a report detailing the nature and extent of the previously unidentified structures and contamination and the proposed remedial action plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all further remediation works shall be undertaken in accordance with the most recent approved remediation action plan.

iii. On completion of all remediation works this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The report shall make reference to all published information associated with the development and shall demonstrate compliance with the remediation strategy. It shall include the following: details of quality assurance certificates to show that all works have been carried out in full and according to best practice; consignment notes demonstrating the removal of contaminated materials; certification to show that new material brought to the site is uncontaminated; and details of any on-going post remediation monitoring and sampling, including a reporting procedure to the Local Planning Authority and Environment Agency.

Reason: In order to protect the amenities of existing and proposed occupants/users of the application site or adjacent land in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

6. No phase of the development shall commence until a surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of these in accordance with the advice in the NPPF of 2012.

7. Piling using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority in conjunction with the Environment Agency, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall thereafter be carried out in accordance with the approved details.

Reason: The proposed development is located on gravel deposits overlying the Upper Chalk. Piling or other sources of ground penetration could create a pathway for contaminants to migrate into the chalk aquifer. Preventive measures should be taken in order to protect the groundwater in the chalk aquifer in accordance with the NPPF of 2012.

8. No phase of the development other than the first phase (which shall for the purposes of this condition be the first 421 dwellings) shall commence until a scheme for the improvement of the existing sewerage system and a drainage strategy detailing any on and/or off site drainage works in that phase, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. The scheme shall subsequently be implemented in accordance with the approved details and no discharge of foul or surface water from that phase shall be accepted into the public sewerage system until the drainage works referred to in the strategy have been completed.

Reason: To ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with the NPPF of 2012.

9. The existing stable block buildings, now refurbished, identified as No. 1 on the Illustrative Master Plan (May 2009), shall only be used for the stabling of horses connected with racing/training activity at the site unless otherwise agreed in writing with the Local Planning Authority.

Reason: Due to the proximity to proposed residential accommodation, the Local Planning Authority need to be assured that this facility is managed appropriately to avoid any pollution issues in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

10. No buildings or hard surface for any phase shall commence until samples of the materials to be used for the buildings and hard surfaces in that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in the materials approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

11. No phase of development shall take place until details of all screens, boundary walls, fences and any other means of enclosure for that phase of development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details. No buildings shall be occupied before boundary treatments have been fully implemented. The approved fence, wall or other means of enclosure shall thereafter be retained and maintained at the height and position as approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development does not adversely affect the privacy enjoyed by the occupiers of neighbouring properties, to help reduce noise disturbance, and to ensure these details are visually acceptable in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

12. No external lighting in any phase shall be installed until such details for that phase have been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. No building shall be occupied until the external lighting has been installed in accordance with the approved details.

Reason: The Local Planning Authority wish to be satisfied that light spill from any external lighting is minimised in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and that the lighting is acceptable with regard to its visual appearance in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

13. No phase of residential development shall commence until a full Code for Sustainable Homes or equivalent assessment demonstrating that the development for the phase will attain Code Level 3 rating has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved assessment. The dwellings hereby approved shall not be occupied until a post construction review, carried out by a licensed assessor, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with Policy CS15 in the West Berkshire Core Strategy 2006 to 2026.

14. The construction of play spaces in any phase shall not commence until the locations and details of the play space in that phase have been submitted to and approved in writing by the Local Planning Authority and shall be in general accordance with approved plan 159109/P/501RevA. The play spaces shall be constructed prior to the occupation of neighbouring plots (to be identified and agreed with the Local Planning Authority) surrounding the play spaces.

Reason: To ensure the provision of quality play spaces in the development in accordance with Policy RL3 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

15. No phase of development shall commence until details of floor levels in relation to existing and proposed ground levels for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed buildings and the adjacent land in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

16. With each reserved matters application the following details will be submitted to and agreed in writing with the Local Planning Authority:

- A plan identifying the trees to be retained and their root protection zones;
- An arboricultural method statement including phased protective fencing plans and which demonstrates that structures have been excluded from the root protection zones where possible. Where this is not possible construction details and a method statement will be submitted;
- A detailed arboricultural impact statement;
- A tree management plan setting out how the retained trees are to be maintained in the long term.

The detailed tree retention plans shall accord with the following plans unless otherwise agreed with the local planning authority:

- plan BLC080214/1/RevA (western area) except tree 62
- plan BLC080214/3/RevA (eastern area) except tree 43
- plan BLC080228/2 (southern area) except trees 133/134

Reason: To ensure the enhancement of the development by the retention of existing trees in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

17. No development shall commence in the southern area until details of the construction access to the southern area have been submitted to and approved in writing by the Local Planning Authority. This will include details of how the root protection zones are to be protected during the construction phase and indicate how vehicles using this road are to be managed to protect the surrounding woodland. The construction of the access shall then proceed in accordance with these approved details.

Reason: To ensure the enhancement of the development by the retention of existing trees in accordance with Policy CS18 of the West Berkshire Core Strategy of 2006 to 2026.

18. Details of the southern access road will be submitted to and approved in writing by the Local Planning Authority, and the road constructed as approved, prior to the buildings in the southern area coming into use. Such details shall include measures to protect the root protection zones and a scheme that enables the translocation of the Broad Leaved Helliborine colony.

Reason: To ensure the enhancement of the development by the retention of existing trees in accordance with Policy CS18 of the West Berkshire Core Strategy 2006 to 2026.

19. No landscaping of any phase shall commence until detailed landscape designs and specifications for that phase have been submitted to and approved in writing by the Local Planning Authority. The landscape design and specifications shall include the following:

Soft landscaping:

- details of planting plans, written specifications and a schedule of plants;
- landscape treatment of roads, courtyards and mews;
- a specification for the establishment of trees within hard landscaped areas;
- details and specification of proposed earth modelling or changes in site levels across the site, proposed levels and contours to be formed.

Hard landscaping:

- full details of play equipment including surface material;
- construction details and cross sections of road, paths and cycleways;
- details of all proposed hard surfacing material, lighting and street furniture.

The landscaping shall then be implemented in the first available planting season following completion of that phase.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

20. No landscaping of any phase shall commence until details of the maintenance of the proposed landscape scheme, including an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment for that phase, have been submitted to and approved in writing by the Local Planning Authority. The development shall be landscaped in accordance with the approved details which shall ensure;

- details of soil preparation, plant protection, watering and weeding;
- completion of the scheme during the next planting season following the completion of the relevant phase, or such other date as may be agreed in writing by the Local Planning Authority;
- any trees, shrubs or plants that die, become seriously damaged or die within five years of planting shall be replaced in the following planting season by plants of a similar size and species to those originally required to be planted.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

21. No development shall commence within any phase until an ecological mitigation strategy for that phase has been submitted to and approved in writing by the Local Planning Authority as appropriate for:

- bats
- badgers
- reptiles
- great crested newts.

This shall include:

1. A method statement detailing how protected species are to be safeguarded during the construction of that phase;
2. An ecological management plan for the future maintenance of mitigation proposals. Such approved plans will be implemented and maintained in full.

Reason: To protect the wildlife at this site in accordance with the advice in the NPPF of 2012.

22. Construction of the golf driving range shall not commence until a detailed lighting plan for the range has been submitted to and approved in writing by the Local Planning Authority. Such a plan shall be designed to current best practice standards to minimise upward light spill and minimise light spill towards Young Copse and beyond to ensure the Level E1 for this site is maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority wish to be satisfied that light spill from the driving range is minimised in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

23. No development, including enabling works, is to take place in the areas identified on Figure 1 dated 02/10/08 without a suitably qualified archaeologist being present during initial site works the duration of which is to be agreed with the Local Planning Authority. Health and safety site requirements should take precedent at all times in relation to the cellars and their voids at the former Round Oak building remains.

Reason: To ensure that any archaeological features or finds identified are adequately investigated and recorded in accordance with the advice in the NPPF of 2012.

24. No development shall take place within the southern area as indicated on Figure 1 dated 22/8/08 until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any archaeological features or finds identified are adequately investigated and recorded in accordance with the advice in the NPPF of 2012.

25. Prior to the installation of any air handling plant the following must be submitted to and approved in writing by the Local Planning Authority:

- written details concerning any proposed air handling plant including: the proposed number and location of such plant as well as the manufacturer's information and specifications;
- the acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice;
- the intended operating times;
- calculations showing the likely impact of noise from the development;
- a scheme of works or such other steps as may be necessary to minimise the effects of noise from the development.

The plant shall thereafter be installed in accordance with the above details.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy OVS6 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

26. No development shall commence in any phase until a scheme of works for protecting the occupiers of the development (to include residential and nursery uses) from

externally generated noise along the railway line has been submitted to and approved in writing by the Local Planning Authority. All works forming part of the approved scheme shall be completed before any dwelling in that phase is first occupied.

Reason: In the interests of future occupants/users of the application site in accordance with Policy OVS6 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

27. Development shall not commence in any reserved matters application area until a scheme for the provision and location of fire hydrants, if required, to serve that reserved matters application area, has been submitted to and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the approved scheme.

Reason: To ensure the provision of fire hydrants as necessary in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

28. No more than 421 dwellings shall be completed prior to the completion and opening to traffic of a new bridge which will pass from the Hambridge Road/Hambridge Lane junction, across the railway and in to the site along with associated improvements to the Hambridge Road/Hambridge Lane junction.

Reason: The timing and delivery of these road improvements is crucial to the acceptability of this proposal. The timing and delivery set out above is necessary to ensure the scheme is not detrimental to the highway network and safeguards the amenities of adjoining occupiers in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007

29. No development of the non-residential buildings hereby approved shall commence until a full BREEAM or equivalent assessment demonstrating that these buildings will attain BREEAM EXCELLENT has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved assessment. Prior to the first occupation of these buildings hereby approved, a post construction review, carried out by a licensed assessor, shall be submitted to and approved in writing by the Local Planning Authority. This condition shall be phased in accordance with a phasing scheme to be agreed in writing by the Local Planning Authority.

Reason: In accordance with Policy CS15 of the West Berkshire Core Strategy 2006 to 2026.

30. The golf driving range hereby approved shall only be used between the hours of 8.00am to 10.00pm on any day.

Reason: To minimise the impact of the floodlighting in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

31. No construction traffic relating to the residential development of the Central and Eastern areas shall be routed via the Stroud Green access. In addition no traffic arising from the central and eastern areas, once built, will be permitted to access the site via Stroud Green but only via the new road bridge as permitted.

Reason: To avoid a detrimental impact on the highway network in the Stroud Green area and to safeguard the amenities of adjoining occupiers in accordance with Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

The decision to grant Outline This decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, South East Plan Regional Spatial Strategy for the south east of England 2009 West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, the Waste Local Plan for Berkshire, adopted 1998, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.
3. 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 secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.
4. This permission must be read in conjunction with a legal agreement dated the 6th April 2010 .

Decision Date :- 5th February 2015

Gary Lugg
Head of Planning & Countryside

***Appendix 2 – Reserved Matters 14/03377/RESMAJ Decision Notice and
Layout Plan***

TOWN AND COUNTRY PLANNING ACT 1990

David Wilson Homes Southern
Daniel Pavely
Norgate House
Tealgate
Charnham Park
Hungerford
Berkshire
RG17 0YT

Applicant:

David Wilson Homes Southern

PART I - DETAILS OF APPLICATION

Date of Application

22nd December 2014

Application No.

14/03377/RESMAJ

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Approval of reserved matters following outline permission 09/00971/OUTMAJ. Construction of 708 dwellings, retail/community facilities, coach park, temporary marketing suite and associated works (Reserved matters) for area A Eastern development area. Matters seeking consent: appearance, landscaping, layout and scale.

Newbury Racecourse Plc, The Racecourse, Newbury, Berkshire

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council APPROVES the reserved matters for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s) :-

1. This approval relates solely to the reserved matters referred to in Condition No. 1 of the outline permission granted on Notice of Decision No. 14/03109/outmaj. Nothing contained in this proposal or this Notice shall be deemed to affect or vary the conditions imposed on that outline planning permission.

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions imposed on that outline permission are still applicable in order to comply with the advice in the DMPO of 2015.

2. Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order of 2015, (or any subsequent revision), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within the curtilages, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the over-development of the site and to safeguard the amenities of neighbouring properties in accordance with policy CS14 in the West Berkshire Core Strategy of 2006 to 2026.

3. The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

4. No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. No dwelling shall be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times. In addition, no dwelling shall be occupied before the applicant has agreed a scheme of signage for the cycling routes in the new scheme. This shall then be implemented prior to any dwelling being occupied.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, movement, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. Irrespective of the provisions of The Town and Country Planning (General Permitted Development) Order 1995, all garages within the site shall not be used for any purpose other than as garage accommodation, unless permission has been granted by the Local Planning Authority as a result of an application being submitted for that purpose.

Reason: To ensure that the garage(s) is/are kept available for vehicle parking in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. No dwelling shall be occupied until the refuse and recycling facilities have been provided in accordance with the approved drawings and these facilities shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

8. The development must be built out in strict accord with the plans received on 22nd July 2015 being layout number 6929 PLO3 REVAE, 6929 PLO4 REV U, 6929 PL12 REV K, 6929 PLO5 REV T. In addition the updated schedule of plans as submitted and dated 22nd of July 2015 are the approved plans.

Reason: In the interests of clarity in accord with the DMPO of 2015.

This decision has been taken having regard to the policies and proposals in the South East Plan Regional Spatial Strategy for the south east of England 2009 West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, the Waste Local Plan for Berkshire, adopted 1998, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.
3. 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 to be a development which improves the economic, social and environmental conditions of the area.
4. The applicant will use his best endeavours to plant additional landscaping adjoining the Lower Farm Court area to the south east of the application red line site.

Decision Date :- 27th July 2015

Gary Lugg
Head of Planning & Countryside



***Appendix 3 - Reserved Matters 18/00815/RESMAJ Decision Notice and
Layout Plan***

TOWN AND COUNTRY PLANNING ACT 1990

David Wilson Homes Southern
Daniel Pavely
Norgate House
Tealgate
Charnham Park
Hungerford
RG17 0YT

Applicant:
David Wilson Homes Southern

PART I - DETAILS OF APPLICATION

Date of Application
16th March 2018

Application No.
18/00815/RESMAJ

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Proposed variation of plot typologies [21 number] in the approved reserved matters following Outline application 14/03109/OUTMAJ: [Eastern area phase only]. Matters to be considered: Appearance, Landscaping, Layout and Scale.

History 2, Newbury Racecourse, Racecourse Road, Newbury

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council **APPROVES the reserved matters for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s) :-**

1. This approval relates solely to the reserved matters referred to in Condition No. 1 of the outline permission granted on Notice of Decision No. 14/03109/outmaj. Nothing contained in this proposal or this Notice shall be deemed to affect or vary the conditions imposed on that outline planning permission.

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions imposed on that outline permission are still applicable in order to comply with the advice in the DMPO of 2015.

2. Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order of 2015, (or any subsequent revision), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within the curtilages, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose. This restriction shall include the construction of roof solar panels.

Reason: To prevent the over-development of the site and to safeguard the amenities of neighbouring properties in accordance with policy CS14 in the West Berkshire Core Strategy of 2006 to 2026.

3. The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

4. No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. No dwelling shall be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times. In addition, no dwelling shall be occupied before the applicant has agreed a scheme of signage for the cycling routes in the new scheme. This shall then be implemented prior to any dwelling being occupied.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, movement, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. Irrespective of the provisions of The Town and Country Planning (General Permitted Development) Order 1995, all garages within the site shall not be used for any purpose other than as garage accommodation, unless permission has been granted by the Local Planning Authority as a result of an application being submitted for that purpose.

Reason: To ensure that the garage(s) is/are kept available for vehicle parking in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. No dwelling shall be occupied until the refuse and recycling facilities have been provided in accordance with the approved drawings and these facilities shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

8. The development must be carried out in strict compliance with the amended plans submitted on 10th July 2018 being plan number 6929 PLO4 - W and compliance statement version 4.

Reason: To ensure the permitted scheme is built out on site and for clarity in accord with the advice in the DMPO of 2015.

The decision to grant Reserved Matters Consent has been taken having regard to the policies and proposals in the National Planning Policy Framework, West Berkshire District Local Plan 1991-2006 (WBDLP), the Berkshire Structure Plan 2001-2016 (BSP), the Waste Local Plan for Berkshire 1998-2006, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met.
3. The development hereby approved may result 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 this 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
4. 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. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.
5. This Decision Notice must be read in conjunction with the terms of a Legal Agreement attached to 09/00971/outmaj, and 14/03109/outmaj. You are advised to ensure that you have all the necessary documents before development starts on site.

Decision Date :- 18th July 2018

Gary Lugg
Head of Development and Planning

