

# WESTERN AREA PLANNING COMMITTEE

## 19 JUNE 2024

### UPDATE REPORT

Item No: (2)                      Application No: 22/01899/FUL                      Page No. 53-74

Site: Land West Of Pumping Station, Enborne Row, Wash Water

---

#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Conditions

The precise wording of conditions 1, 4, 5 and 6 have been amended below to reflect the development being part retrospective.

#### 3. Updated Recommendation

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

##### 1. Commencement of development (amendment)

Within 3 months of the date of this decision, works shall be completed to bring the development in accordance with the approved plans

Reason: The existing development on site does not accord with the approved plans, and therefore remedial works are required.

##### 4. Parking (amended)

Within 3 months of the date of this decision notice the vehicle parking spaces for each pitch shall be completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking shall be kept available for parking and manoeuvring (of private cars and/or private 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 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.

##### 5. EA / flood risk (amended)

Within 3 months of the date of this decision, the development shall be carried out in accordance with the submitted flood risk assessment compiled by Flume Consulting Engineers, referenced 1292, revision 2 and dated May 2023 and the following mitigation measures it details:

- There shall be no development on site in Flood Zone 2 or Flood Zone 3 all in accordance with Figure 3 on page No 5.
- There shall be no raising of existing ground levels on site in Flood Zone 2 or Floor Zone 3 all in accordance with paragraph 2 of page No 5.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In line with the requirements of paragraph 167 of the NPPF, to reduce the risk of flooding to the proposed development and future occupants for the lifetime of the proposed development. To prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of flood plain storage. To prevent obstruction to the flow and storage of flood water, which would lead to an increase in flood risk elsewhere.

6. **Ecology (amended)**

All further works shall be carried out strictly in accordance with the details submitted in the ecological impact assessment:

- Section 1.6 Surface water drainage strategy of the Ecological impact assessment (February 2024, DJOGS Limited).
- Section 1.7 Landscape and Ecological enhancement scheme of the Ecological impact assessment (February 2024, DJOGS Limited).
- Section 5.2 Mitigation measures and residual effects of the Ecological impact assessment (February 2024, DJOGS Limited).
- Section 6.2 Recommendations; Essential of the Ecological impact assessment (February 2024, DJOGS Limited).
- Section 6.2 Recommendations; Desirable, where applicable, of the Ecological impact assessment (February 2024, DJOGS Limited).

Reason: To avoid adverse impacts to legally protected species during site clearance and construction in accordance with the requirements of the NPPF to minimise impacts on biodiversity.