

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	24/01866/FUL Bucklebury	29/10/24	Erection of a dwelling with associated parking and landscaping Land at Middle Wood, Bucklebury. P and J Wood Supplies
¹ Extension of time agreed with applicant until 17 th January 2025. Pre conditions agreed on the 2 nd January 2025.			

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

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SJCCS4RD0S100>

Recommendation Summary: The Development Manager be authorised to GRANT conditional planning permission.

Ward Member(s): Councillor Read

Reason for Committee Determination: The Council has received in excess of 10 objections and the officer recommendation is to approve. In addition the Ward Member called the application in.

Committee Site Visit: 07 January 2025

Contact Officer Details

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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 planning permission for the demolition of the existing temporary dwelling on the site and the erection of a 2 storey modern dwelling immediately to the north of that dwelling with associated parking and access.
- 1.3 The application site lies in the approximate centre of Middle Wood which lies to the south of the hamlet of Chapel Row in the parish of Bucklebury. The application site is surrounded by existing woodland. An associated wood/logging/firwood operation is associated with the proposal. Permission is sought under the exceptions policy for [inter alia] forestry dwellings in the countryside, in order to support the local rural economy. It is noted that the applicant provides logs for wood burning to the local area, plus other timber products as required.
- 1.4 Access to the site is as the existing drive/track which leads to Hatch Lane to the east through the woodland. This will not alter from the existing access situation. The dwelling itself will be of contemporary design with 3 bedrooms and an office with an integral garage at ground floor level with 3 parking spaces.

2. Planning History

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

Application	Proposal	Decision/ Date
08/01495/AGRIC	Temporary structure for storage of wood and equipment in association with managing woodlands.	Not required 2008
09/01424/AGRIC	Erection of shelter for workers, to include restroom, first aid point and storage.	Application required. 11/09/2009.
10/00317/AGRIC	Store for wood processing equipment.	Not required .24/03/2010
10/00924/AGRIC	Three drying sheds and a tractor store.	Not required. 16/06/2011.
11/01581/AGRIC	Proposed hard standing turning circle.	Application required. 30/08/11
11/02021/FUL	Area of Hardstanding - part retrospective.	Approved 11/11/2011
12/01227/FUL	Circular bund within sustainable forestry operation - retrospective.	Approved 4/12/12

16/03176/FUL	Change of use of land to residential for the positioning of a temporary mobile home as a forestry worker's dwelling (application for 3 years).	Approved 24/03/17
20/00261/FUL	Change of use of land to residential for the positioning of a temporary mobile home as a forestry worker's dwelling (application for 3 years). Section 73A application to vary Condition 1 of previously application 16/03176/FUL to allow the retention of the forestry worker's dwelling until 24th March 2023.	Approved 01/04/20
21/00760/AGRIC	Application to determine if prior approval is required for agricultural/forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Proposed development:: Wood store for drying wood.	Not required 21/04/21
21/02398/FUL	Installation of Glen Farrow GF175 Biomass Boiler and "40ft" log drying container.	Approved 23/11/2021
21/03222/FUL	Installation of Glen Farrow GF175 Biomass Boiler and "40ft" log drying container. Section 73 application to remove conditions 5 (nil import of lumber) and 6 (benzo [a] pyrene) of approved application 21/02398/FUL.	Approved 06/06/2022
22/01442/FULD	Erection of new dwelling .	Refused 12/08/22 Dismissed at appeal on the 19/01/24

2.2 It is noted that there has been a considerable planning history on the application site.

3. Legal and Procedural Matters

3.1 **Environmental Impact Assessments (EIA):** Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

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 notice was displayed on the 25th September with an expiry on the 16th October.

3.3 **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.

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

- 3.4 **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).
- 3.5 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.
- 3.6 **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.
- 3.7 **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.

- 3.8 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.
- 3.9 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.
- 3.10 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.
- 3.11 **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.
- 3.12 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. Given the isolated location of the new dwelling site it is not considered that any local property rights will be interfered with in respect of this scheme.

4. Consultation

Statutory and non-statutory consultation

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

Bucklebury Parish Council:	No objections raised. Note however that if the application is approved, conditions should apply re external lighting and removal of the existing dwelling on the site once the new one is completed.
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WBC Highways:	Conditional permission is recommended. No concerns about the access or the parking on the site and no increase in residential traffic generation.
Council Archaeologist	No objections raised.
Council ecologist.	Conditional permission be granted.
Suds	Additional information on drainage infiltration rates are requested Details awaited. In the absence of the details a pre condition will be applied.

Public representations

- 4.2 Representations have been received from 14 contributors, all of which object to the proposal.
- 4.3 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 have been raised:
- Will set a harmful precedent if approved for possibly more housing on the site.
 - Harm to the local ecology and environment.
 - Increased noise and traffic from the site.
 - Harm to the North Wessex Downs NDLS
 - Inappropriate development in the area. Poor design.
 - Non compliance with planning conditions in the past.
 - Increased nuisance from the site.

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, ADPP5 and CS13 and CS17 of the West Berkshire Core Strategy 2006-2026 (WBCS).
 - Policies C5 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- 5.2 The following material considerations are relevant to the consideration of this application:
- National Planning Policy Framework (NPPF) 2024
 - Planning Practice Guidance (PPG)
 - North Wessex Downs AONB Management Plan 2019-24

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of the development -policy C5
- Ecology
- Other issues raised by objectors.

6.2 Principle of development

- 6.3 Normally the replacement of dwellings in the rural areas outside any defined settlement is permitted on a one to one basis , subject to criteria such as access issues, if any. In this case the dwelling to be replaced has a temporary permission only which in fact expired on the 24th March 2023. No action has been taken since the applicant was in the process of seeking regularisation of the situation via the submission of application number 22/01442/FULD for a permanent replacement dwelling . This application was rejected on three grounds , namely scale, bulk and mass leading to a visual impact in the AONB [now NDL] , insufficient financial viability information to justify the new dwelling and finally a lack of ecological information.
- 6.4 The applicant subsequently took the application decision to appeal which was dismissed . It is necessary for the Committee to note that the Inspector only rejected the appeal on ecological grounds: the Council following submission of further evidence accepted that the commercial business on site could support the ongoing costs of the new build as proposed . The Inspector agreed with the appellant that the scale and design of the new dwelling was acceptable in the location identified-it is noted that the design of this current application and its siting is identical to that dismissed at appeal.
- 6.5 Significant weight is required to be attached to any recent appeal decision corresponding to a planning application which is subsequently submitted on a similar basis. This is the case here. Accordingly in the view of the officers it is only necessary to now consider in detail if the additional ecological information submitted with the application can overcome the objection of both the Council and the Inspector, having due regard to the significance of the surrounding ancient woodland and its ecological value.
- 6.6 Having said that the other criteria contained in policy C5 will now be considered for completeness.
- 6.7 Policy C5 notes the following:
- 6.8 “New dwellings in the countryside related to, and located at or near, a rural enterprise will be permitted where: i. It is proven as essential to the continuing use of land and buildings for agriculture, forestry or a rural enterprise; ii. Detailed evidence is submitted showing the relationship between the proposed housing and the existing or proposed rural enterprise and demonstrating why the housing is required for a full time worker in that location; iii. It is demonstrated that there are no suitable alternative dwellings available or that could be made available in that location to meet the need. This includes those being used as tourist or temporary accommodation or existing buildings suitable for residential conversion. iv. It must be shown why the housing need cannot be met by existing or proposed provision within existing settlement boundaries; v. The financial viability of the business is demonstrated to justify temporary or permanent accommodation; vi. The size, location and nature of the proposed dwelling is commensurate with the needs of the enterprise; and well related to existing farm buildings or associated dwellings; vii. The development has no adverse impact on the rural character and heritage assets of the area and its setting within the wider landscape. Where it affects the AONB the impact on its special qualities and natural beauty of the

landscape will be the overriding consideration; viii. No dwelling serving or associated with the rural enterprise has been either sold or converted from a residential use or otherwise separated from the holding within the last 10 years. The act of severance may override the evidence of need. Where a new dwelling is essential to support a new rural enterprise, temporary accommodation will normally be sought for the first 3 years. Any permission will be subject to a condition restricting the use of the property to persons employed within the rural enterprise. Agricultural occupancy conditions will be retained unless demonstrated that there is no continuing need, that appropriate marketing has been undertaken and that it cannot meet an existing local housing need.”

6.9 In relation to criterion 1, the Council is satisfied that the applicant has successfully demonstrated a continuing need for the occupation of the site by a permanent dwelling. It is noted that on site security is an important component of the business with much valuable machinery being on site. Criterion 2 in part relates to this fact . In terms of alternative dwellings there are 2 cottages at the end of the access drive but not in the ownership of the applicant. In addition it is considered , that these are too remote to effectively “police” the site in terms of security. Chapel Row is the nearest built up area [but with no settlement boundary] and is over 570m distant. [Criterion 4]. Next, in terms of the ongoing future financial viability of the operation on site, the applicant has provided updated accounts demonstrating the profits made in the forestry business which is substantial. In addition, the applicant has updated a financial report to the officers of the Council in October 2024. The consultants [RAC] have concluded that the figures provided from the 2024 audited accounts clearly justify the payment of a minimum agricultural wage plus the ongoing investment in buildings and machinery, plus the mortgage on the build costs of the new dwelling. Given this has not been in dispute with the Council in any event it is concluded that this criterion is satisfied. The next two criteria relate to the size of the proposed dwelling, and its impact on the NWD ND. Your officers have read the appeal decision which is appended to this report for clarity. It is clear from the Inspectors reasoning in his letter that it was considered that whilst the new dwelling was indeed larger than the temporary one, this was to be expected and he did not believe it to be so big as to merit rejection. In addition given the excellent local screening afforded by the area around the dwelling any wider visual impact on the ND would be minimal -there is no street scene to be harmed as such. In addition, there are no heritage assets which would be impacted by the development ie no conservation areas or listed buildings adjoin the site. He concluded that the scale of the dwelling was functionally well related to the scale of the existing enterprise, and your officers do not resile from that view. Finally, it is acknowledged that no other dwelling on the holding has been sold off in the last 10 years, .

6.10 It is concluded that the application now meets all of the criteria in policy C5. Having said that it is now necessary to examine the ecological implications of the application

6.11 Ecology

Policy CS17 in the WBCS notes that, in summary, applications if permitted should not cause harm to ecologically valuable areas such as SSSIs and nature reserves, plus the habitats of protected species must be conserved. Middle wood as part of the wider Carbins wood area is a local wildlife site and a biodiversity opportunity area. This forms part of local ancient woodland. The applicants submitted an ecological appraisal which has noted that the “Site is dominated by improved grassland within the associated amenity garden but also feature a native, immature defunct hedgerow, individual trees, a building and hardstanding. Under the current development proposals, the works will affect areas of improved grassland, hardstanding and the immature, native hedgerow which are considered low in ecological value. An assessment was also undertaken of the likely presence or absence of protected and notable animal species within the zone of influence of the proposed development. A desk study was undertaken for designated sites and protected species and habitat records within 2 km of the site. Data searches were requested from TVERC for all records on notable species,

designated sites, priority habitats and ecological networks within a 2km radius of the site boundary. An assessment of the value of the Site for both commuting and foraging by bats was carried out following one bat activity survey, paired with a static detector survey which revealed district/local or parish levels of pipistrelle, brown long-eared, serotine, noctule and myotis species foraging and commuting within the local area. The building inspection assessed the existing main dwelling to hold a negligible potential to support roosting bats, but with commuting and foraging potential within the surrounding ancient woodland habitat. In line with the Bat Conservation Trust guidelines (2018), a single bat activity survey (with static detector survey) was carried out in 2024. During these surveys, no bats were observed roosting on the area of the main dwelling to be impacted. Activity in the surrounding area was low to moderate with six different species recorded in total. The most regular activity was foraging along the ride to the east of the site, on the woodland edge by Pipistrellus species. Therefore, there are no known constraints regarding these species and the proposed development. In the unlikely event that a bat is discovered during the works, all works must cease and a bat licensed ecologist contacted for advice. In terms of proposed enhancements, these include the installation of bat and bird boxes, a new mixed native hedgerow, native prunus tree planting, habitat piles and pond enhancement. A detailed scheme for landscaping for the site has been included in addition. The report author concludes that there will be an acceptable impact on the local ecology of the site.

6.11 The Council Ecologist has reviewed the details as submitted above and has concluded that in this case sufficient information has indeed been submitted with the application to ensure no ecological harm will arise from the development if it proceeds. Accordingly, the scheme will comply with the advice in policy CS17 in the WBCS of 2006 to 2026.

6.12 Issues raised by objectors.

6.13 A number of the objections raised do not relate specifically to the application in hand, rather the concerns about the impact the forestry business is having upon the local area and whether this application, if permitted would simply serve to cause further expansion of the site with worries about precedent.

6.14 It is the case that the business does cause some impact on the local area due to increased traffic movements, but this has all been acknowledged and accepted via the past permissions on the site-see the planning history. It is also necessary to refer to policy CS10, which seeks to actively support small and medium sized businesses in the rural area. This is exactly what is occurring on site, with the applicant providing not only local job opportunities but also a service to the local community, it is understood. In terms of noise the closest dwelling is over 500 metres distant, so impact on amenity is considered to be minimal, and forestry is to be an expected business operation and form of land management in rural parts of the District.

7. Planning Balance and Conclusion

7.1 The application is supported. The Council Ecologist has indicated in the revised submission that the ecological implications of permitting the proposal is accepted under policy CS17 with appropriate conditions. This has overcome the Inspectors concerns from the last appeal. In addition the scheme meets all the tests in policy C5 in the HSADPD. If permitted, the development will support a legitimate rural business in accord with the advice in policy CS10 in the WBCS. It will accordingly have economic benefits whilst having an acceptable environmental impact.

- 7.2 Conditions will however need to be applied to ensure that any future occupation of the approved dwelling is directly associated with the forestry business on site and the existing temporary dwelling is demolished once the new dwelling is ready for occupation.

8. Full Recommendation

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

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p>Approved plans</p> <p>The Development must be carried out in strict accord with the following approved plans all job number AL 01567. Plans 01B , 02 A, 03-06 inclusive.</p> <p>Reason . To clarify the permission in accord with the advice in the DMPO of 2015.</p>
3	<p>Occupancy restriction</p> <p>The occupancy of the new dwelling hereby permitted is restricted ONLY to any person or his/her dependants employed full time at the forestry business at the application site. At no time shall any other person reside at the site.</p> <p>Reason. The application has been permitted only on the exception basis of agricultural/forestry dwellings in the rural area under policy C5 in the HSADPD of 2017, by virtue of demonstrating the need for a dwelling on the site in association with the forestry business.</p>
4	<p>Demolition of dwelling</p> <p>Within three months of first occupation of the new dwelling hereby approved, the existing temporary dwelling to the south of the application site shall be demolished in its entirety, and all spoil removed from the site.</p> <p>Reason. To avoid the proliferation of dwellings in the rural area which would be contrary to policy CS1 in the WBCS 2006 to 2026. In addition the existing temporary dwelling is now unauthorised.</p>
5	<p>EV point</p> <p>The dwelling shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings. The charging point shall thereafter be retained and kept available for the potential use of an electric car.</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site</p>

	Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
6	<p>CMS</p> <p>No development shall take place until a Construction Method Statement has been approved by the LPA for the development . It shall then be built out in strict accord with the approved details. The statement shall provide for:</p> <ul style="list-style-type: none"> (a) The parking of vehicles of site operatives and visitors (b) Loading and unloading of plant and materials (c) Storage of plant and materials used in constructing the development (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing (e) Wheel washing facilities (f) Measures to control the emission of dust and dirt during construction (g) A scheme for recycling/disposing of waste resulting from demolition and construction works (h) A site set-up plan during the works <p>Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (7Saved Policies 2007).</p>
7	<p>Visibility splays</p> <p>No development shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the access onto Hatch Lane. . The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.</p> <p>Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p> <p>Reason. To ensure site safety in accord with policy CS13 in the WBCS of 2006 to 2026</p>
8	<p>SUDS</p> <p>No development shall commence until the applicant has provided full details of the infiltration rates across the application site. These rates shall then inform the submission of a suds strategy across the site which must be submitted to and receive approval from the LPA. The scheme shall then be built out in strict accord with the as approved drainage strategy.</p> <p>Reason . To ensure drainage on the site is acceptable having regard to the advice in policy CS16 in the WBCS of 2006 to 2026.</p>
9	<p>Ecology</p> <p>All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (August 2024, Wild Earth Ecology), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.</p>

	<p>Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
10	<p>Ecology enhancements</p> <p>All the ecological enhancement recommendations in the Ecological Impact Assessment (August 2024, Wild Earth Ecology), the following enhancements should be evidenced by means of photographs of the features in-situ submitted to the local planning authority.</p> <ol style="list-style-type: none"> 1. 1x refugia pile made from deadwood to provide a habitat space for reptiles, amphibians, hedgehogs and invertebrates, located on the north-western side of the site. 2. 1x Bird box to be installed on a suitable tree on site or on another existing building on site at the direction of the project ecologist. 3. 2x bat boxes or tubes should be installed in the southern and/or western elevation of the new building to provide roosting opportunities in the new building. 4. Native planting as recommended by the Ecological Impact Assessment (August 2024, Wild Earth Ecology) should be adhered to in order to provide enhancement to existing habitats and the creation of new ones on the site, further enhancing biodiversity. <p>Reason: To enhance biodiversity in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026 and to ensure compliance with the condition.</p>
11	<p>Lighting</p> <p>Prior to commencement of works, a “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the local planning authority. The strategy shall;</p> <p>Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;</p> <p>and show how and where external lighting will be installed (through the provision of appropriate Isolux contour plans and technical specification sheets) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: Presence of bats roosting at the site was not confirmed during the applicant’s bat surveys, although the use site for foraging and commuting was identified. Bats are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>

CEMP

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

1. Risk assessment of potentially damaging construction activities.
2. Identification of "biodiversity protection zones".
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect biodiversity in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026 and to ensure compliance with the condition. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.