

EASTERN AREA PLANNING COMMITTEE

01ST JULY 2026

UPDATE REPORT

Item No: (2) Application No: 26/00711/OUT Page No. 43 - 55

Site: Land East of Hippo Pools, Upper Basildon, Reading, RG8 8LS

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	No further representations received since the Report was written.

- One query has arisen that in the report it is noted that the dwellings will be 4 bedroomed but in the application submission it notes 5 bedrooms. The former is correct since condition 6 on the agenda report notes no dwelling will be more than 2 storeys in height so 5 bedrooms in the footprint as agreed at this stage will not be possible.
- One query arising from the site visit was that the Parish Council were unaware of the revised settlement boundary which now includes the application site. All parishes were informed of the ongoing local plan review process prior to the adoption of the Plan in June of last year and the settlement boundary maps have been on the public website before that date anyway. The first consultation was made in January 2023.
- The Parish Council have also asked that the item be deferred from the agenda for the following reasons -these are responded to by the officer in turn.
- Firstly concern is raised by the location of the site in the NWDNDL -it is correct that the LPA has a duty to seek enhancement of the NDL via the CRoW Act , but the legislation and policy advice is specific in that the designation does not override all other policy.
- Secondly concern is raised about the use of the word “urban” in the report -clearly the site is urban in the sense it lies in the settlement boundary of the village, but the general area is of course rural -hence the low density of the application. This does not alter the officer recommendation, given compliance with policy SP1.
- Thirdly, concern is raised about the lack of an ecology response. Whilst this is correct, the case officer has read the ecology report on file and is satisfied that with the condition added on as below, appropriate mitigation of any ecological harm can be put in place. The Parish Council would not have seen the Report as it is not on the public file. but it was submitted with the application.
- The non-response from Thames Water is regrettable but they have been chased by the case officer to no avail. Any deferral would not necessarily achieve a response.
- Finally the Parish note little economic gain via the application -the officer was simply noting the benefit to the local construction industry [albeit temporary] but a longer term benefit to the District overall in the addition of two household's expenditure, plus of course CIL changes and additional rates via Council Tax. This is consistent with the approach taken in National Policy and by the Planning Inspectorate in respect of economic benefits associated with housing development.

To conclude it is not considered necessary to defer the item. The Parish Council's concerns have not been ignored, but have been responded to in the main report and as above-the officer recommendation remains one of approval with conditions.

11. Updated Recommendation

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

1	Removal of permitted development rights. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose. Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD and the Basildon Village Design Statement.
2	Ecology. The recommendations as proposed in the Ecological Impact Assessment by ESL Limited of 2025 on file version 2.0, shall be carried out in full to the satisfaction of the LPA on completion of the dwellings hereby approved. Reason. To enhance the biodiversity of the scheme in accord with policy SP11 in the WBLPR as adopted 2023 to 2041.