

WESTERN AREA PLANNING COMMITTEE

15 JULY 2026

UPDATE REPORT

Item No: 4(2)

Application No:
25/02804/FUL

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Site: Land South Of Kennet and Avon Canal and North Of Tesco Everland Road Hungerford

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Consultation Responses

Public representations:	No further responses received
Non-Statutory Consultations:	
PROW	Access to the proposed site is along Hungerford footpath 1/2 (Hung/1/2). Note: this section north of the level crossing is listed on the Street Gazetteer as a footpath only and not a type of road- private, unclassified or otherwise. The PROW teams maintenance liabilities is for standard of foot traffic only. Please see policy: POLICY FOR REPAIR AND MAINTENANCE See informative 16 below, it may be prudent that post construction the developer checks the surface is suitable for residential car access and repairs any wear and tear from construction traffic. Please note the following informatives: I 10 The applicant is advised that this planning permission does not in any way allow the public right of way to be obstructed at any time during the course of the development. I 12 The applicant is advised that all visitors to the site should be made aware that they would be driving along a public footpath. As a result they should drive with caution when manoeuvring into and out of the site, and should give way to pedestrians/ cyclists/ equestrians at all times. I 13 Nothing connected with either the development or the construction must adversely affect or encroach upon the footpath, which must remain available for public use at all times. I 14 The applicant is advised that the Rights of Way Officer must be informed prior to the laying of any services beneath the path. I 16 The applicant is advised to give the Local Authority 21 days

	prior notice to the development commencing. Before the applicant starts, the Local Authority must obtain from the applicant a written undertaking that they will meet any costs incurred by the Authority in the repair of the surface of the right of way, as a result of construction traffic using the route.
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3. Correction on Housing Mix

Para. 8.5 of the committee report refers to six semi-detached dwellings to be 3-bedrooms and the one detached dwelling to be two-bedrooms. This is incorrect, the correct number is as follows:

6 x semi-detached dwellings – 4 bedrooms
1 x detached dwelling – 2 bedrooms

This correction does not alter the officer's assessment or conclusions, which identify a conflict with Policy HUNG1 of the Neighbourhood Development Plan and Policy SP15 of the West Berkshire Local Plan Review.

Furthermore, 17 parking spaces are provided in total which complies with WBC Residential Parking standards set out in Policy DM44.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended conditions and amended Heads of Terms

	Condition Title	Added/Amended/Removed
2	Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: - Location Plan. Dwg. No. C12556.PL.001. Received 3rd December 2025. - Proposed Site Plan Dwg. No. C12556.PL.050 Rev B received 21st April 2026 - Proposed Contextual Plan Dwg. No.C12556.PL.060 Rev B received 21st April 2026 - Proposed Contextual Plan Roof Dwg. No. C12556.PL.061 Rev B received 21st April 2026 - Proposed Plans – Semi-detached Dwg. No.C12556.PL.100 Rev A received 21st April 2026 - Proposed Elevations – Semi-detached Dwg. No.C12556.PL.200 Rev A received 21st April 2026 - Proposed Plans & Elevations – Gate House. Dwg No. C12556.PL110 Rev A received 21st April 2026 - Proposed Site Section A-A Dwg. No.C12556.PL.300 Rev B received 21st April 2026	Amended Plan numbers corrected

	- Parking Allocation and EV Location Plan Dwg. No. C12556.PL.720 Rev B received 21st April 2026 - Ecological Management Plan Dwg. No. C12556.PL.730 Rev B received 21st April 2026 - Tree Retention and Removal Plan Dwg. No. NGTRRP 190925 Rev C received 21st April 2026 - Environmental Noise Assessment Rev 02 received 21st April 2026 - Energy & Sustainability Statement Rev 02 received 21st April 2026 - Planning Design and Access Statement April 2026 Rev A - Proposed Landscape Strategy Plan Dwg. No. C12556.PL.700 Rev B - Boundary Treatment Plan Dwg. No. C12556.PL.710 Rev B - Arboricultural Impact Assessment Ref. NGAIA190925 Rev B by Nurture Green - Ecology Report Rev 03 - Transport TN (Technical Note 8587/01 Response to Highway Comments) Issue 3 Reason: For the avoidance of doubt and in the interest of proper planning.	
3	Materials and architectural details in accordance The materials to be used in the development hereby permitted shall be as specified in the schedule of materials contained at pages 35 - 36 of the Appendix to the Planning, Design and Access Statement April 2026 Rev A. Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006). Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).	Amended Development to be carried out in accordance with submitted materials schedule and architectural details
4	Architectural details No works above foundation level of the dwellings hereby approved shall take place until full details of the following have been submitted to and approved in writing by the Local Planning Authority: — window/door arches, lintels, reveals and surrounds	Removed See above amended condition 3

	— eaves and fascia — parapets, cornices and pediments — brick detailing and decorative features Thereafter the development shall incorporate and be undertaken in accordance with the approved details. Reason: To ensure that the materials are appropriate to the character of the Conservation Area and adjacent listed buildings. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP7, SP9, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041.	
5	Hard landscaping The dwellings hereby permitted shall not be first occupied until the hard landscaping of the site has been completed in accordance with the details of boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) shown on: • C12556.PL.700 - Proposed Landscape Strategy Plan_Rev B • C12556.PL.710 - Boundary Treatment Plan_Rev B • Proposed Site Plan Dwg. No. C12556.PL.050 Rev B received 21st April 2026 Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.	Amended Development to be carried out in accordance with the following submitted plans.
19	Sustainable Drainage Scheme No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. The current application has only been developed to an outline design stage and therefore further details are required to ensure compliance with planning policy and best practice. These details shall: a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with paragraph 182 of the NPPF and associated planning practice guidance, the National Standards for SuDS (2025), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document (2018) with particular emphasis on Green SuDS and water re-use. The current proposals do not contain sufficient	Amended Updated to reflect most up to date SuDS guidance.

	SuDS offering multifunctional benefits including biodiversity and amenity. b) Include flood water exceedance routes (low flow, overflow and exceedance routes), both on and off site. Exceedance routes must be provided irrespective of the standard of design of surface water drainage on site and must consider the impact of drainage infrastructure failing, and events in excess of the 1%AEP event. The routes should follow the natural drainage routes through the site where possible and evidence should demonstrate that exceedance routes have no adverse effects the development or elsewhere. Exceedance routes should be provided on plans with level information showing the path of water noting any potential issues and mitigation measures used to control overland flow. c) Include full information of catchments and flows discharging into the site from neighbouring land and across the site. Evidence must be provided showing how these flows will be managed and routed through the development. Where the flows exit the site, both pre-development and post-development information must be provided. d) Provide details of flood resistance and resilience measures to account for possible groundwater flood risk. Show the measures on a plan and describe what measures are designed to prevent water accessing the property and speed up recovery times. e) Include a detailed sustainable drainage strategy for surface water run-off within the site in accordance with submitted information. The drainage strategy must include a report and associated plans detailing all relevant flood risk and drainage matters as outlined in the planning practice guidance, national standards for SuDS and WBC SuDS SPD. f) Demonstrate that the discharge hierarchy has been followed. Any deviation from the submitted information must be accompanied by sufficient evidence justifying the approach taken. Please note that whilst we accept infiltration may be viable on this site further information will be required which may necessitate an alternative discharge solution. Discharge into highway drainage systems, or foul sewers is not permitted. g) If infiltration is no longer consider viable, include attenuation measures to retain rainfall run-off within the site and allow discharge from the site	
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	to an existing watercourse or piped surface water system at no greater than 1 in 1 year greenfield run-off rates. Relaxation of this requirement will only be permitted in agreement with the LLFA for previously developed sites. h) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology. Testing should be carried out in all locations where infiltration features are proposed. Multiple test results are required where features are located in excess of 25m apart. Groundwater levels should be confirmed across the site through site investigation during high groundwater level periods. Evidence of groundwater levels taken during dry periods is not acceptable. Groundwater levels should be compared to groundwater monitoring information to establish whether the site investigation results are representative of peak levels. Infiltration features must be kept separate from foul sewerage systems. i) Include supporting calculations and modelling information for any elements of flood risk and surface water drainage detailed design in accordance with best practice. Surface water drainage design must utilise appropriate data for the site and be based on current rainfall data models, greenfield/agreed discharge rates, and, if applicable infiltration rates and groundwater levels. Contributing footprint of impermeable and pervious surfaces should both be considered in calculations. Appropriate safety factors must be selected as part of the calculations as applicable. Calculations must demonstrate that flooding does not occur on any part of the development for rainfall events up to the 3.3% AEP event. The surface water drainage system shall be designed so that flooding does not occur during rainfall events up to a 1% AEP event in any areas critical infrastructure or prevent safe access/egress from the site. j) Include with any design calculations an allowance for an additional 10% increase of paved areas (Urban Creep) over the lifetime of the development. k) Include evidence that the first 5mm of rainfall is to be managed on site via SuDS interceptional and will not enter surface waters, or piped system. l) Demonstrate that SuDS used on site have	
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	been considered as part of the landscape design and offer multifunctional uses including biodiversity and amenity. Provide evidence that the design has considered visual amenity, matters relating to trees, plants and vegetation, health and wellbeing, and education and safety where relevant. m) Include construction drawings, cross-sections and specifications of all proposed SuDS and flood alleviation measures within the site n) Provide evidence that any diversions of private surface water drainage include an assessment of the associated catchment and that relevant impacted parties have been notified of the intent to modify the system. o) Provide evidence that an analysis of pollution risk has been considered in the surface drainage design with specific reference to sources of pollution and their impacts on water quality. This includes on site risks and risks to surface water bodies, sewers and groundwater. The process used to analyse pollution risk should be appropriate to the pollution hazard and sensitivity of the site, or receiving waters – taking into account any special environmental or ecological designations. On standard residential sites the simple index approach should be used. On sites where there are significant risks of contamination (such as oil storage, refuelling, etc.) a detailed assessment of potential contaminants and mitigation measures should be provided. p) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil, groundwater, watercourse or drain. Ensure that adequate SuDS measures have been applied to address water quality risks from the development where possible. q) Ensure permeable paved areas are designed and constructed in accordance with manufacturers guidelines if using a proprietary porous paved block system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3. r) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development in accordance with Standard 7 of the National Standards for SuDS. Please note that where possible soakaways should not be located under multiple properties, unless maintenance access is clearly provided and the responsibility for the system lies with a suitable party or authority.	
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	This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises. If any element of the SuDS design is to be adopted by the local authority whole life costing information relevant to all SuDS must be provided. s) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site. The designer shall provide information on how drainage features should be managed, protected and commissioned during construction to ensure the functionality of the completed surface water drainage system is not compromised. This information will help inform the contractor's SuDS construction method statement (CMS). Guidance on the production of a SuDS CMS is provided in industry recognised guidance t) If infiltration is not viable and an alternative discharge solution is required, include a list of any consents that are required such as Ordinary Watercourse Consents in case of surface water discharge into a watercourse (i.e. stream, ditch etc), or environment permits in relation to discharge to main rivers. The above sustainable drainage measures shall be implemented in accordance with the approved details before the use hereby permitted is commenced/before the building(s) hereby permitted is/are occupied/before the dwelling(s) hereby permitted is/are occupied/in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained in the approved condition thereafter/The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter. Reason: To ensure that surface water will be	
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	managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework and associated Planning Practice Guidance, National Standards for SuDS, Policy SP6 of the Adopted Local Plan (2023-2041) and SuDS Supplementary Planning Document (Dec 2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.	
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Amended Heads of Terms for Section 106 Agreement (typo corrected):

1	Affordable housing Commuted Sum The proposed development requires a 20% contribution to affordable housing which is the equivalent to one dwelling on the site. It has been established that a Registered <u>Provider</u> (RP) will not take on one dwelling on an individual small site. It is therefore agreed a commuted sum will be paid in lieu of on-site provision of affordable housing. This is to be secured by legal agreement, and delegated authority is given to officers to negotiate the final sum.
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