

WESTERN AREA PLANNING COMMITTEE

19 AUGUST 2026

UPDATE REPORT

Item No: 4(2) **Application No:** 26/00854/PIP **Page No.** 17-29

Site: Land to the rear of 13 Woodside, Newbury

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Representations

Since publication of the committee report an additional representation has been received objecting to the development and raising issues as already summarised in the agenda report.

3. National Planning Policy Framework (NPPF) Update

Since publication of the committee report, a revised NPPF has also been published (publicised on 17th August 2026). Officers have reviewed the proposal against the new national decision-making policies and are satisfied that the recommendation remains unchanged. The proposal would provide a single dwelling within the defined settlement boundary of Newbury and therefore supports the Framework's objectives of delivering sufficient housing (HO policies) and making effective use of land within existing settlements (L policies). The site occupies a sustainable location within the urban area and would contribute to the efficient use of previously developed/residential land.

The proposal is also consistent with the relevant development management policies within the revised Framework. The site benefits from an existing access and no objection in principle has been raised by the Highway Authority, consistent with the objectives of the sustainable transport policies (TR). Furthermore, no evidence has been presented to demonstrate that flood risk, trees, biodiversity or other environmental considerations represent a fundamental constraint to residential development of the site in principle, having regard to the managing flood risk policies (F) and natural environment policies (N). Matters relating to layout, design, residential amenity, biodiversity enhancements, drainage and tree protection would be considered in detail through any subsequent Technical Details Consent application, consistent with the well-designed places policies (DP). As such, officers remain satisfied that the proposal accords with the relevant provisions of the revised NPPF and that the recommendation to grant Permission in Principle remains appropriate.