Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	25/01863/FULMAJ & 25/01864/LBC Newbury Town Council	03/12/2025[1]	Proposed removal of modern hotel extensions to the listed building Newbury Manor; removal of Millwaters Cottage. Restoration of Newbury Manor and conversion to two semi-detached homes. Erection of 23 new dwellings including roadways, and turning areas (providing a total of 25 dwellings overall). Car and cycle parking; landscaping; energy enhancements; and biodiversity gains. Newbury Manor Hotel London Road Newbury RG14 2BY SCP Newbury Manor Ltd

[1] Extension of time agreed with applicant until 19/06/2026

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=T1131WRDLLA00

Recommendation Summary:	25/01863/FULMAJ PROVIDED THAT a Section 106 Agreement has been completed within 6 months (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in section 8 of this report (or minor and inconsequential amendments to those conditions authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee). Or, if the Section 106 legal agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in this report. 25/01864/LBC to delegate to Development Manager to GRANT LISTED BUILDING CONSENT.
Ward Member(s):	Councillor Nigel Foot Councillor Stuart Gourley
Reason for Committee Determination:	Called to planning committee should the officer look to recommend approval.
Committee Site Visit:	10th September 2026

Contact Officer Details	
Name:	Sian Cutts
Job Title:	Interim Principal Planning Officer
Tel No:	01635 519111
Email:	sian.cutts@westberks.gov.uk

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 removal of the modern hotel extensions to the listed building known as Newbury Manor alongside the removal of the curtilage listed Millwaters Cottage. The proposed development then includes the restoration of Newbury Manor and conversion to two semi-detached homes. The proposed development includes the erection of 23 new dwellings including roadways and turning areas. The development site provides a total of 25 dwellings overall. Car and cycle parking alongside landscaping, energy enhancements and biodiversity gains are all proposed within the application.

1.3. The application site is known as Newbury Manor Hotel. It is accessed from the A4 to the north and the site contains various buildings alongside the hotel. The development contains the Grade II listed building, the Manor and a curtilage listed building called Millwaters Cottage. The River Kennet bounds the site to the south and the application site is located within the Kennet and Avon Canal East Conservation Area

1.4. In addition to these buildings, land to the south of the river is within the ownership of the applicant. It accommodates a further building which was used as a bar and restaurant attached to the hotel. This is reached over a bridge which also provides pedestrian access to the large open area to the south. This area is not included within this application site, and is within the land controlled by the applicant. To the East of the site are the dwellings on Two Rivers Way and to the north is the A4.

1.5. The site, as mentioned earlier, is in a Conservation Area, the building on site is grade II listed, the site is subject to a Tree Protection order, the site has areas of Flood Zones 2 and 3 and is at risk of surface water flooding. The site is within the catchment of the River Lambourn Special Area of Conservation and nutrient neutrality considerations are present.

1.6. The proposed development includes 25 dwellings, two are created from the original grade II listed building on site and 23 are proposed as new development in the surrounding area. The mix is as follows.

- 6 x 2 bedrooms dwellings
- 6 x 3 bedrooms dwellings
- 13 x 4 bedrooms dwellings

2. Planning History

2..1 The table below outlines the relevant planning history of the application site.

- 01/02514/LBC. Proposed bedroom extension and function room. Withdrawn 24.06.2002
- 02/02208/FULMAJ. Proposed extension and alterations to existing hotel to provide additional bedrooms and function room. Plus change of use of additional land to car park. Withdrawn 20.01.2003.

- 02/02222/LBC. Proposed extension and alterations to existing hotel to provide additional land to car parking. Withdrawn 20.01.2003

- 03/00062/FULLMAJ. Proposed extension and alterations to existing Hotel to provide additional bedrooms and function room and ancillary parking. Approved 05.08.2004

- 03/00075/LBC. Proposed bedroom extension and function room. Approved 23.04.2003.

- 06/02011/FUL. Retrospective- New timber deck and balustrade to riverside restaurant. Refused. 31.10.2006

- 06/02012/LBC2. Retrospective- New timber deck and balustrade to riverside restaurant. Refused. 31.10.2006

- 06/02812/FUL. New timber deck and balustrade to riverside bar. Approved 15.02.2007

- 06/02813/LBC2. New timber deck and balustrade. Approved 15.02.2007

- 10/02937/FUL. Retrospective- Single storey extension to existing function room. Approved 12.04.2011

- 10/02938/LBC. Single storey extension to existing function room. Approved 12.04.201

- 15/00991/FUL. Removal of single storey 70's flat roofed building attached to the original watermill and blacksmiths. Withdrawn 02.07.2015.

- 15/00991FUL. Removal of the single storey70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of a new flat roof Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the lagoon. Withdrawn 02.07.2015

- 15/00992/LBC. Removal of the single storey70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of a new flat roof Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the lagoon. Withdrawn 02.07.2015

- 16/01171/FUL. Two storey rear extension to hotel following removal of conservatory and outbuildings 912 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 07/10/2016

- 16/01172/LBC2. Two storey rear extension to hotel following removal of conservatory and outbuildings 912 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 07/10/2016.

- 16/002902/FUL. Extension of hotel cottage to create hotel restaurant with outdoor seating terrace. Withdrawn 07.03.2017.

- 16/002903/LBC2. Extension of hotel cottage to create hotel restaurant with outdoor seating terrace. Withdrawn 07.03.2017.

- 17/00865/COND. Approval of details reserved by condition 3: Removal of spoil, 4: Construction Method Statement, 8: Landscape Management plan, 9: Arboricultural

watching brief, of planning permission 16/01171/FUL - Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Spilt decision 23.06.2017.

- 17/00866/COND. Approval of details reserved by Conditions 3: Schedule of materials and 6: Windows/doors, of planning permission 16/01172/LBC - Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 30.08.2017

- 17/03223/FUL. Erection of plant room and substation. Approved 08/06/2018

- 17/03232/FUL. Section 73 -Application for variation of Condition (2) - Approved plans of planning permission 16/01171/FUL. Approved 08.06.2018

- 17/03233/LBC. Sec 19 - Application for variation of condition (2) Approved plans of planning permission 16/01172/LBC. Approved 08.06.2018

- 17/03237/COMIND. Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, wall-mounted condenser unit and roof-mounted extract. Refused 08.06.2018

- 17/03238/LBC2. Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, wall-mounted condenser unit and roof-mounted extract. Approved 08.08.2018

- 18/02019/COMIND. Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, condenser unit to side and roof-mounted extract. Approved 19/10/2018.

- 18/03003/LBC. Side mounted condenser unit and roof-mounted extract. Apprved 20.12.2018.

- 18/03182/COND1. Application for approval of details reserved by Condition 3 - Spoil and Condition 4 - Construction Ecology Management Plan of planning permission reference 17/03232/FUL. Approved 23.01.2020.

- 21/02803/COND1. Application for approval of details reserved by conditions 6 (Suds) and 27 (Floodable voids) of approved 18/02019/COMIND - Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, condenser unit to side and roof-mounted extract. Approved 23.12.2021.

- 21/02867/COND2. Application for approval of details reserved by condition 5-landscape management plan and 23-arboricultural report of approved application 18/02019/COMIND. Approved 10.01.2022.

- 21/02915/COND3. Approval of details reserved by Condition 4 - Construction Ecology Management Plan of planning permission 18/02019/COMIND: Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, condenser unit to side and roof-mounted extract. Refused 03.05.2022.

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 notices were displayed on the 08/09/2026 at the front gates of the site, with a deadline for representations of 29/03/2025. A public notice was displayed in the Newbury Weekly News on the 11/09/2026; with a deadline for representations of 25/09/2026. Notification letters were sent to 31 dwellings with a deadline of the 25/09/2026.

3.3. Amended plans site notices were erected on the 15/04/2026 with an expiry of the 07/05/2026. Re-consultation with consultees also occurred at this stage.

3.4. **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. The table below identified the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	Yes	No	3.5
New Homes Bonus	Yes	No	3.6
Affordable Housing	Yes	Yes	7.1-7.7
Public Open Space or Play Areas	Yes	Yes	11.9-11.11
Developer Contributions (S106)	Yes	Yes	7.7 & 17.5
Job Creation	No	No	6.6

3.5. **Community Infrastructure Levy (CIL)**: Community Infrastructure Levy (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. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at https://www.westberks.gov.uk/community-infrastructure-levy

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.

3.13. **Listed building setting**: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. The site contains a Grade II listed building known as Newbury Manor and a curtilage listed building called Millwaters Cottage.

3.14. **Conservation areas**: Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The site is within the Kennet and Avon Canal East Conservation Area.

4. Consultation

Statutory and non-statutory consultation

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.

Newbury Town Council:	Object: 1st Response: Over development of the site; lack of private amenity space; potential flood risk 2nd Response: Object: Insufficient changes have been made to the submission
Highways:	1st Response: Visibility splays can be provided, and these require tree removals; a single access point should be used and would prefer that to be form a new access point from the A4 and a Traffic Regulation Order would be required to prohibit right hand turns; concern about the safety of re-opening legacy access 2 and an enhanced single motor access could be provided at location 2; additional swept path diagrams are required; would like to see multiple techniques for surface drainage; all roads it is emerging local highway design standards that roads serving more than 5 dwellings are adopted as via a Section 38 agreement; the parking provision is inadequate; EVCPs are welcomed; cycle storage is noted, but accessible routes to the gardens are required; satisfied with the trip generation levels proposed; wish to see the land along the boundary of the site being used for cycle & footway facilities. 2nd Response: Further amended details are required. The preference is for the road to be adopted as public highway, and if so trees and tree pits need to be acceptable. Amendments needed to layout for width of paths and carriageways, and visibility splays. Satisfactory numbers of parking spaces have been provided, the space fronting H1 requires amending. EECVPs can be secured by conditions. Cycle parking needs to be accessible. Noted that cycle path improvements are

	proposed, suggest that this is secured through a S106 agreement. 3rd Response: Amended plans still required
Conservation:	1st Response: The removal of the extensions to the Manor House is a heritage benefit, the proposed extension will not harm the significance of the listed building, details of repairs are in the main acceptable, and details can be secured by condition, including a foundation plan to ensure the structural integrity of the listed building. Some additional information about internal works are required. The loss of Millwaters Cottage will cause a low level of less than substantial harm thought he loss of the historical and functional association of the site. The harm needs to be justified. The new build elements will result in a low level impact on the setting of the manor house with a very minor impact on its significance. The removal of the building over the Mill race will have a neutral impact. The removal of existing building and replacement with new build elements will enhance the conservation area, and the landscaping proposals will enhance the setting of the site and the conservation area. If the low level of less than substantial harm can be outweighed by the public benefits of the proposal conditions are recommended. 2nd Response: Comments & conclusions previously submitted remain relevant. 3rd response: Following the publication of the NPPF. The harm is low level, due to the change in setting and some changes to the fabric of the listed building. There is also harm caused by the loss of the curtilage listed Millwaters Cottage. Currently, this is not clearly justified, with the exception of the Financial Viability Assessment which demonstrates that a reduction in units would compromise the viability of the scheme. While the proposals conserve the listed building through bringing it back into use, it is to be subdivided which is where the low level of harm comes from. The removal of the hotel extensions are an obvious benefit, but these are to be replaced with new units etc. so the setting is not being fully enhanced. The main public benefit is the delivery of housing and of course the benefit of the listed building being brought back into use.
Housing Officer:	The requirement for affordable housing in accordance with Policy CS6 is 30%, which is 9 affordable dwelling units, 7 Social rent and 2 first homes. Disappointed to note that a viability assessment noting that providing affordable housing in not viable, and neither is an off-site financial contribution.
Canal & River Trust:	No comment

Active Travel England:	Issued standing advice
Environmental Health:	1st Response: No objection subject to conditions requiring a noise mitigation scheme; a construction method statement; and working hours. 2nd Response: The acoustic mitigation proposals are satisfactory, and recommend a condition to secure them
Berkshire, Buckinghamshire, Oxfordshire & Berkshire West Integrated Care Board:	Object: Unless a developer contribution of £25,373 is provided towards the creation of additional clinical capacity at Strawberry Hill GP Surgery or an identified primary care estates project in the local area to serve the development is secured through a Section 106 Agreement.
Royal Berkshire Fire & Rescue	No duty to consult on this application, and highlight the requirements of the Berkshire Act 1986
Environment Agency	1st response: Object due to an inadequate flood risk assessment, likely detrimental impact of the River Lambourn SAC, and fails to provide a sufficient ecological buffer to the river. 2nd Response: Withdraw the objection, and recommend conditions
Thames Valley Police:	1st Response: Holding objection- orientation of the open space; boundary treatment for properties backing onto the open space; the river bank should not be accessible to the public as hi poses a risk to block B, block C does not provide oversight of parked cars to residents; the car park in the northern part of the site is not overlooked, and is not a secure location; access to cycle storage in rear gardens. 2nd Response: Maintain objection. The open pace is not overlooked and dwellings will have vulnerable rear boundaries adject to a path, robust boundary treatments arere required. Cycle stores are in the public realm, and question how well they will be used, and only overlooked by one dwelling, boundaries appear, to be accessible form the public realm, as it is not clear of there is public access to the river (even if unintended)
Transport Policy:	The site is well-located to Newbury town centre, nearby shops and employment areas. There are good opportunities for regular journeys to be made by active travel and public transport, rather than by private car. A Framework Travel Plan (FTP) has been submitted to be updated as the development progresses, it acknowledges the council's aspiration to improve the cycleway in front of the site, which is welcomes, A transport coordinator will prepare & update a travel welcome pack, and the FTP includes remedial measures. The FTP is welcomed and should be delivered as per the delivery schedule.

Archaeology:	Recommend a condition requiring a two-stage programme of archaeological works and building recording.
Environment Delivery Team	1st Response: Many of the requirements of Policy DM4 have not been met.
Newbury Society:	1st Response: Do not object to the conversion of "Newbury Manor" into two semi-detached dwellings, and demolition of the extensions is likely to be an improvement. Object to the demolition of Millwaters, as there is insufficient justification and this is a low-impact building capable of restoration and re-use. Would prefer to see a lower density development more suited to the conservation area. Object to the loss of trees. Welcome an archaeological investigation. 2nd Response: Concerned about the layout of the site, concerned about the impact of wildlife, Impact on trees. There has been an urbanising effect of this Conservation area undermining its character over several decades.
LLFA:	1st Response: Object: Inadequate assessment of flood risk; incomplete and unverifiable calculations; SuDS concept not adhering to best practice and an overdependence on permeable pacing for attenuation; potential future maintenance and operation concerns; inadequate assessment of discharge hierarchy and permissible discharge rates. 2nd Response: Some issues have been resolved, and an updated Flood risk Assessment and update SuDs/Drainage strategy is required to address the outstanding objections 3rd Response: Further information is required. 4th Response: Recommend approval subject to conditions.
Natural England:	1st Response: The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. 2nd Response: The previous comments still stand 3rd Response: Requested clarifications about hard surfacing
Ecology:	No objection subject to conditions
Thames Water:	Public sewers cross close to the development and build over agreements are required for works within 3m of a public sewer. Recommend informatives about groundwater, working near Thames Water assets, and minimum water pressure and flow rate. No objection with regard to the water network and water treatment infrastructure.
Public Rights of Way:	No response received

Ramblers Association:	No response received
Economic Development:	No response received
Newt Officer:	No response received
SPOKES:	No response received
Waste Management	No response received
Access Officer:	No response received

Public representations

Representations have been received from 3 contributors, 2 of which was impartial, and 2 of which object to the proposal.

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:

- Seeking clarification about the boundary fences adjacent to Two Rivers Way.
- Query the future use for the of the River Bar building
- Loss of mature trees, even the below par specimens contribute to the conservation area and treed environment.
- Trees should inform the design rather than the layout decide which trees are to be removed
- Construction of Block B close to the river will domesticate the water's edge and erode the amenity and ecological benefits of the conservation area
- Discrepancies in the reports, a different conservation area is referred to, the root protection rea od T19 is different on the site plan to the tree constraints plan, a category B tree is noted for removal
- Ornamental trees and shrubs are proposed, it is an opportunity to restock and enhance native species,
- Removal of Trees T027 is not justified and will result in the overdevelopment of the site and detrimental to the conservation area
- Block E is too close to Tree T031 and so the block is harmful to the layout of the site, and will harm living conditions, requiring the tree to be cut back
- The site is in Flood Zone 2 and as well as flood events identified it flooded in 2025 to a depth of several centimetres, and no mitigation measures are proposed
- Will be within 8 metres of the riverbank and consent tis required, and the private gardens will prevent maintenance access to the riverbank
- The siting of houses on the northern side of the site will prevent future widening and improvements to the London Road.

5. Planning Policy

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.

Development Plan Document	Relevant Policies
West Berkshire Local Plan Review 2023-2041	**Strategic Policies** • Policy SP1 The Spatial Strategy • Policy SP3 Settlement Hierarchy • Policy SP5 Responding to Climate Change • Policy SP6 Flood Risk • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP9 Historic Environment • Policy SP10 Green Infrastructure • Policy SP11 Biodiversity & Geodiversity • Policy SP12 Approach to Housing Delivery • Policy SP15 Housing Type & Mix • Policy SP16 Affordable Housing • Policy SP19 Transport • Policy SP20 Infrastructure Requirements & Delivery **Development Management Policies** • Policy DM2 Separation of Settlements Around Newbury & Thatcham • Policy DM3 Health & Wellbeing • Policy DM4 Building Sustainable Homes & Businesses • Policy DM5 Environmental Nuisance & Pollution Control • Policy DM6 Water Quality • Policy DM7 Water Resources & Waste Water • Policy DM8 Air Quality • Policy DM9 Conservation Areas • Policy DM10 Listed Buildings • Policy DM14 Assets of Archaeological Importance • Policy DM15 Trees, Woodland & Hedgerows • Policy DM30 Residential Amenity • Policy DM40 Public Open Space • Policy DM41 Digital Infrastructure • Policy DM42 Transport Infrastructure • Policy DM44 Parking • Policy DM45 Travel Planning

The following material considerations are relevant to the consideration of this application:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- National Design Guide
- Quality Design SPD (2006)
- Planning Obligations SPD (2014)
- Sustainable Drainage Systems SPD (2018)

Appraisal

6. Principle of development

6.1. Planning Policy SP1 (Spatial Strategy) of the West Berkshire Local Plan Review (LPR) states that development will seek to meet the social and economic needs of the district while conserving and enhancing the environmental assets of the district. The policy also seeks to mitigate and adapt to the effects of climate change and minimise demand for energy and other resources. Development and redevelopment within the settlement boundaries of those settlements, including Newbury, will be supported.

6.2. Policy SP1 states that in making optimum use of land and achieving high-quality design density on individual sites will vary according to their location and context, size of developable area and site-specific issues such as shape and access. Within Newbury, developments are expected to secure a net density of at least 35 dwellings per hectare with densities of at least 70 dwellings per hectare in town centres.

6.3. The proposal secures a net density of 22dph which is below the requirement of SP1. The policy does however allow for individual sites densities to not adhered strictly to the policy in different circumstances. The policy considers that the location, context, size of development area and site-specific issues will shape the densities. In this instance the site is host to a number of Tree Protection Orders, a listed building, flood zones 2 and 3 and borders a SSSI river. All these factors increase the constraints on the site and thus reduce the developable area. As such whilst the proposed development does not comply with SP1 in terms of dwellings per hectare it complies with the thrust of the policy by locating dwellings within the settlement boundary of Newbury.

Loss of Employment

6.4. Policy SP3 says that in urban areas, including Newbury there will be the focus for housing and economic development which includes regeneration and change to the existing built-up area. This includes the redevelopment of suitable previously developed sites for housing proposals.

6.5. The site is currently a hotel use although it has ceased trading for some time. According to the submitted planning statement the hotel has been unused for approximately 9 years and was closed as it was not viable. During pre-application discussions it has been communicated that the site has been marketed for long periods of time on and off with little interest. Some interest was generated for the site to be a care home, but no proposals came forwards.

6.6. The case officer considers that policy SP17 has been met in regard to the loss of business development outside of a Designated Employment Area. Policy SP17 requires the site to have been marketed as a commercial prospect before being lost. This has been undertaken as previously explained. The loss of the hotel will not prejudice the overall supply of employment land; it will not undermine neighbouring amenity as explained later in this report and will not impact the vitality of Newbury town centre. As such the loss of the employment generating use is considered acceptable in this instance.

6.7. Overall, the principle of the proposed dwellings on this site replacing the hotel use is supported by policies SP1, SP3, and SP17 of the development plan.

7. Affordable Housing

7.1. Policy SP16 of the development plan outlines that Affordable homes will be sought from residential development. The Council's priority and starting expectation will be for affordable housing to be provided on-site.

7.2. The following levels of affordable housing provision will be required:

a. On development sites of 10 dwellings or more (or 0.5 hectares or more), 30% provision on previously developed land and 40% on greenfield land; or

b. In areas designated as rural under Section 157(1) of the Housing Act 1985 on development sites of between five and nine dwellings, 20% provision.

7.3. The levels set out above represent the default position and a lower provision of affordable housing should not be sought, other than in exceptional circumstances and where fully justified by the applicant through clear evidence set out in a publicly available viability assessment.

7.4. The levels of affordable housing are set against the cumulative total number of dwellings proposed. In this instance 25 dwellings are proposed, the site is previously developed land and requires 30% of dwellings to be affordable housing. This equates to a provision of 7.5 dwellings; rounded up to the requirement of 8 dwellings on site.

7.5. The applicant originally stated that the provision of affordable housing to the policy target is not possible due to the viability of the development. The applicant originally submitted a viability study which argued a contribution is not possible due to making the development unviable to provide affordable housing in the form of dwellings or as a commuted sum. A revised offer has been presented for an off-site contribution.

7.6. The case officer has engaged an external consultant on this matter to review the applicant's viability case and ensure the viability of the development has been fairly assessed with proportionate and fair consideration of and inputted data.

7.7. The Councils viability consultant has confirmed that the assumptions made in the viability report are fair, and on the basis of the revised information, and an offer from the application that an off-site contribution of £100,740 would be reasonable. This can be secured through a S106 agreement.

8. Housing mix

8.1. Policy SP15 relates to housing type and mix and requires residential development to contribute to the delivery of an appropriate mix of dwelling tenures, types and sizes to meet the existing and future housing needs of all sectors of the community, including those with specialist requirements.

8.2. Residential developments should provide a mix of unit sizes. All developments, including conversions, of 10 or more dwellings (gross) will provide a mix of dwelling sizes reflecting the requirements of Table 4 in the supporting text of policy SP15.

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Policy Mix of Open market Housing	5-10%	40-45%	35-40%	10-15%
Number of Dwellings expected by policy	3 (12%)	10 (40%)	9 (36%)	3 (12%)
Number of Dwellings put forwards	0	6 Units (24%)	6 Units (24%)	13 Units (52%)

8.3. The proposed development does not meet policy SP15's required housing mix. The proposed development is heavily weighted towards 4-bedroom properties exceeding the policy requirement by some margin. It also falls below the policy requirement for 1-to-3-bedroom dwellings as well. The submitted application documents do not provide explanation as to why the proposed development does not meet SP15's required housing mix. The case officer is aware that viability is likely to have played a large role in this matter with the applicant attempting to secure the highest number of larger dwellings across this relatively small site. Whilst the efficient use of land is required by policy a spread of dwelling sizes is also required. The proposed development therefore conflicts with SP15 in regard to housing mix.

9. Character and appearance

9.1. Policy SP7 will require new development to strengthen a sense of place through high quality locally distinctive design and place shaping. This will enable healthy place making, creating places that are better for people, taking opportunities available for conserving and enhancing the character, appearance and quality of an area and the way it functions. Development proposals will be expected to show how they have responded positively to both national and local design guidance.

9.2. Policy SP8 relates to the Landscape Character of areas and is closely linked to SP7. Landscape led development which conserves and enhances the diversity and local distinctiveness of the landscape character of the district will be supported.

9.3. The natural, cultural, and perceptual components of the character of the landscape will be considered as a whole. Particular regard will be given to:

a. Its valued features and qualities;

b. The sensitivity and capacity of the area to change; and

c. Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

9.4. The site layout has been designed to relate to the river landscape of the site, and to relate positively to the listed buildings. As discussed below the modern extensions to the hotel are proposed to be removed. There are blocks of residential development, with block B facing the riverbank. The Design and Access statement sets out the design rationale for the proposal showing how traditional mill styles, and the surrounding residential development have informed the design of the site, as well as the setting of the listed building. The site retains open space to the north of the site in the form of public open space and so maintaining the separation of the site from London Road. Whilst there is some tree removals proposed as part of the application, the overall riparian character is, maintained within the design and layout of the development. The scale and design of the proposals, together with the

material palette which is proposed for the new dwelling is considered to be appropriate within the settlement within the river setting close within a wider urban context.

10. Historic Environment

10.1. Policy SP9 says that positive action will be taken to ensure that opportunities for the conservation and enjoyment of the historic environment are maximised. It says development proposals will be required to conserve and enhance the aspects of the historic environment which are recognised as being of archaeological, architectural, artistic or historic interest, or of landscape or townscape significance. The policy requires development that has an impact on a heritage asset to maximise opportunities to preserve, enhance, or better reveal the asset's significance including the contribution to that significance made by its setting, and make a positive contribution to local character and distinctiveness through high standards of design in accordance with policy SP7. The policy goes on to set out situations where identified harm to designated heritage assets has been identified, and the circumstances that development will be permitted, and how that harm will be weighted. The NPPF says that any harm to the significance of a designated heritage asset should have a clear and convincing justification. Policy HE6(4) says that where a development proposal would harm a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

10.2. Policy DM9 sets out the criteria for permitting development within a conservation area and requires proposals to assess and clearly demonstrate how the special character, appearance and significance of the conservation area will be preserved or enhanced. The proposal sets out the detailed design criteria for new development and where applicable demolition within the conservation area.

10.3. Policy DM10 requires development affecting a listed building or it's setting to demonstrate how the proposed development and related works are desirable or necessary and how the significance of the listed building and/or its setting will be preserved. The policy goes on to say that development will not be permitted if it would

i. Adversely affect the character, scale, proportion, design, detailing, or materials used in the Listed Building; or

ii. Result in the loss of/or irreversible change to original features or other features of importance or interest; or

iii. Harm the setting of the Listed Building.

10.4. The policy goes on to set out particular features of alterations that development proposal should avoid directly, indirectly or cumulatively with regards to the alteration and additions that are proposed within the listed building.

Listed Building

10.5. The Newbury Manor Hotel (grade II listed) exemplifies architectural, historic, aesthetic, and communal value. Its significance is drawn from the evolution of the main building as an early 19th-century, largely symmetrical brick house with careful attention to composition, materiality, and detail which was expanded in the late 19th century, reflecting the increasing prosperity of its owners at that time. This historic core, notable for features like a tiled roof, gable stacks, and Tuscan portico, sits near the confluence of the Lambourn and Kennet Rivers and relates closely to its former

industrial function as part of Ham Mill. Surviving elements such as the mill race and sluice gates further highlight the sites contribution to Newbury's 19th-century development.

10.6. Over the 20th century, a series of extensions and additions created a sprawling complex of disparate buildings. These later additions have diminished some of the original buildings interest by obscuring early fabric and planform, overwhelming the Manor House from many views, and eroding its immediate setting. The hotels largely natural and rural setting to the west and south remains, with mature vegetation screening it from London Road and surrounding developments, but the once-distinct form of the house can now be fully appreciated only from the south and west. The demolition of earlier mill buildings in the early 20th century and subsequent establishment of Millwaters Cottage have led to a loss of some evidential and historical value. Despite these alterations, the Newbury Manor Hotel retains substantial heritage interest, illustrating the areas industrial past and the architectural evolution of an early 19th-century mill house set in a unique riverside landscape

10.7. The application has been submitted with a detailed heritage statement and heritage impact assessment that correctly assesses the significance of the manor house and its setting as well as that of Millwaters Cottage. In considering the alterations to the Manor House, the proposed removal of the 20th century extensions is considered to improve the setting of the listed building and opening up more of the views of it. The current proposals include the subdivision of the manor house into two dwellings. This is proposed through the blocking up of doorways and the creation of an entrance to the second dwelling through the construction of a small extension which will provide a staircase to the first floor. The application also proposes internal alterations to the building. The proposed extension includes a decorated course that will match that of the house helping to link the two together, but the modern design helps define the two buildings. This will not harm the significance of the listed building.

10.8. Overall, whilst there is some harm caused by the changes to the fabric of the listed building the alterations are considered to result in heritage benefits to the manor house, through the removal of the extensions and better revealing its significance, subject to some of the details of the construction being approved in conditions, such as materials, specific architectural detailing, brickwork and pointing etc, as set out in the consultation comments from the Conservation and Design Officer.

10.9. The proposed new build residential blocks will result in changes to the setting of the listed building. The style of the housing has been seen elsewhere in former mill contexts, and while the scale of the historic mills in Berkshire is different and smaller, provided the build quality and finishing is of high quality, the change to the setting will be low. The visual impact will be most noticeable from the canal due to the terrace being situated closer to the water line with its length being visually dominating. It is considered that these elements will result in a low level of impact on the setting of the manor house with a very minor impact on its significance

Millwaters Cottage

10.10. The cottage which is a curtilage listed building constructed in the first half of the 20th century. It has undergone various alterations and extensions with much of its interior now displaying modern finishes and little historic fabric remaining. Despite significant rebuilding, Millwaters Cottage retains elements of its modest, vernacular character and offers a connection to the operational history of the former mill house. This element of the site is to be demolished in order to provide further space for the new build elements. Its loss will cause harm through the loss of the historical and functional association of the site. As per the NPPF, any harm must be justified. So far, no information has been provided to show alternative uses for the building or its

adaptability. However, the application does include a Financial Viability Assessment that demonstrates that any further reduction in the number of units proposed would compromise the viability of the scheme, and so the demolition of this building is required to enable a viable scheme to be developed.

Kennet and Avon Canal East Conservation Area

10.11. The site sits within the Kennet and Avon Canal East Conservation Area (CA), which was designated in March 1983 and is characterised by its long, narrow shape. Although a formal Conservation Area Appraisal has not been completed for this designation, both the CA and the site are referenced in the Conservation Area Appraisal and Management Plan for the Newbury Town Centre Conservation Area. The Kennet and Avon Canal East CA encompass the canal itself, its towpath, and several buildings, including those found within the site. Despite some of the more harmful alterations to site, as noted above, it is considered that the proposal will make a positive contribution to the conservation area, in line with its unique character of river and canal waterways, associated uses and features, and natural context.

Conclusion

10.12. It is considered that there are some identified benefits from this proposal. It is considered it will result in a better revelation of the significance of the manor mouse listed building. However, there would be some harm to the fabric of the building which is required to provide a renewed use for the site. The removal of the existing buildings and replacement with new build elements will enhance the conservation area. Whilst it has been acknowledged that some harm has been identified from the proposed development, there are also multiple heritage benefits delivered to the manor house. These harms also need to be weighed against the public benefits of the development, and these will be discussed within the planning balance below.

11. Amenity

Impact on neighbouring amenity

11.1. According to Policy DM30, all development will be required to provide and/or maintain a high standard of amenity for existing and future users of land and buildings.

11.2. When considering the impact on the living conditions of existing and proposed residential dwellings, development proposals will be supported where there is no unacceptable harm in terms of the following criteria:

- Any significant loss of daylight and/or sunlight to land and buildings;
- Any significant overlooking of land and buildings that results in a harmful loss of privacy;
- Development resulting in an undue sense of enclosure, overbearing impact, or a harmful loss of outlook; and
- Noise, dust, fumes and odours.

11.3. The layout of the site has been designed so that the residential blocks are situated with sufficient separation distances. This is to ensure that the new dwellings are sited so that there will not be a significant loss of sunlight and daylight to the adjacent land and houses, particularly within Two Rivers Way. This separation distance, and the orientation of the blocks is such that there will not be a significant degree of overlooking, as the required separation distances between the existing and proposed dwellings can be provided. The site layout and distance from the boundaries also

ensures that there is not an undue sense of enclosure, or overbearing impact, or undue loss of outlook to the neighbouring dwellings in Two Rivers Way.

11.4. The site is close to the neighbouring properties, and during the construction phase of the development, there is potential for noise and disturbance to the nearby residents. The Environmental Health Officers have requested the submission of a construction method statement which includes controls over working hours, the control of noise, dust and smells during the demolition and construction phases of the development. This can be secured through a pre-commencement condition.

Future Occupiers Amenity

11.5. According to Policy DM30, all new residential development will be expected to include the provision of the following:

i. Functional amenity space of a quality and size to meet the needs of the occupants;
ii. Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged;
iii. Natural light in all habitable rooms of the proposed development;
iv. A garden size which is at least a minimum of 10.5 metres in depth, where possible; and
v. A minimum distance of 21 metres between directly facing windows, serving habitable rooms.

11.6. The proposed dwellings are well designed with all internal space being of an adequate size and natural light to all habitable rooms is provided. There is also 21 metres between facing habitable room windows within the development, and also towards windows adjacent to the site.

11.7. Each of the proposed dwellings is provided with its own garden area. Due to the constraints of the site with the listed building, and the proximity to the river, and flood risk, this affects how the site can be laid out. The policy requires a minimum garden depth of 10.5 metres, where possible. Due to the constraints of the site, it is considered that the quality of the space is sufficient to meet the daily needs of future occupiers despite some shortfall in provision. In addition, there is the provision of public open space within the site, and as set out below is larger than the minimum requirement for the site, and so this contributes towards mitigating the slight under provision of private amenity space within the development. The proposal conflicts with Policy DM30 in the amount of private amenity space provided.

11.8. The application site is situated adjacent to the A4 London Road, and Environmental Health Officers have requested noise mitigation measures to protect future residents from externally generated noise. A noise impact assessment has been submitted, and the measures included within that plan can be secured by conditions.

Public Open Space

11.9. Policy DM40 relates to Public Open Space and requires proposals for residential development of 10 dwellings or more to be required to provide high-quality public open space.

11.10. Wherever possible, on-site provision will be made to a standard of 3 – 4.3ha per thousand population. Where more appropriate to the circumstances of the site or the open space requirements, off-site provision or a financial contribution in lieu of provision will be considered.

11.11. The proposed development puts forwards the area of trees and grassland to the northwest of the site adjacent to the access road and A4 as public open space. This would be the former grounds of the hotel. The size of this area is 0.21 hectare. The proposed population of the development is likely to be 62.5 occupants (Average occupation of 2.5 people per dwelling x 25 dwellings). Calculating this against the provision of 3 hectares per 1000 population would equate to a required of 0.18 hectares of open space. The open space provided exceeds this figure. A contribution to its upkeep or a maintenance management company would be required. This can be secured though a S106 agreement.

12. Highways Safety and Parking

12.1. According to Policy SP19, development that generates a transport impact will be required to (amongst others) mitigate any adverse impact on local transport networks.

12.2. Policy DM44 sets out the minimum parking requirements for new development to meet, depending upon the location of the development and the size of dwellings that are proposed, including the provision of electric vehicle charging point and cycle storage.

12.3. The application is proposing the use of the exiting vehicular access from the A4 to serve the proposed development. Whilst there is a concern about the implications for cyclists and pedestrians using the established paths to and from Newbury, given the limited visibility at the adjacent River Lambourn bridge, that the potential traffic generation would be less than compared to the hotel use on the site, it is not sufficient to warrant refusal of the application.

12.4. The proposal includes parking in accordance with the requirements of Policy DM44, including the provision of electric vehicle charging points. The plans include the provision of cycle stores within the rear gardens, as well as communal stores with greater accessibility. While some of the arrangements within the rear gardens do not provide ideal accessibility, the provision is considered to be acceptable.

12.5. The Highways Authority are requiring a condition to ensure that the roads are constructed to adoptable standards. This is also required to ensure that the Council's waste contractor is able to enter the site for the removal of waste and recycling.

12.6. It is noted that there is land to the north of the application site which is safeguarded for improvements to the cycle route along the A4. The securing of this land for the necessary works can be secured though a S106 agreement. The funding of the upgrades would be a separate matter.

12.7. A Framework Travel Plan has been submitted, this includes the appointment of a Travel Plan Coordinator and the preparation and distribution of welcome packs, promoting the travel plan, ands undertaking monitoring and preparing in line with the schedule. These details are welcomed, and this can be secured by conditions.

13. Flood Risk and Sustainable Drainage

Flood Risk

13.1. Policy SP6 requires site specific flood risk assessments for development proposals in Flood Zones 2 and 3, sites of 1 ha or more in size, and within areas of flood risk from

fluvial, groundwater or surface water. Furthermore, in order to restrict or reduce runoff, the policy states that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).

13.2. The application has been submitted with a Flood Risk Assessment (FRA) which was subsequently updated during the course of the application, in response to consultation responses. The FRA has indicated mitigation measures such as minimum finished floor levels of 72.15 AOD, and that there shall be no built development within the 1% Annual exceedance Probability plus 25% climate flood extent, and that there will be no raising of ground levels on the site. With the updated measures, and these conditions the Environment Agency have no objection to the development proposals.

13.3. The Lead Local Flood Authority (LLFA) have also assessed the updated FRA and the measures contained within it. They are satisfied with the details that are proposed, and that areas within the site that are at risk of flooding will remain undeveloped. This can also be secured through the removal of permitted development rights.

Sustainable Drainage Measures

13.4. According to Policy SP6, in order to restrict or reduce runoff, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with the SuDS Supplementary Planning Document, best practice, and the Non-statutory Technical Standards for Sustainable Drainage. The surface water strategy has been reviewed and considered by the LLFA. This policy is amplified by Policy DM7 which seeks to ensure a comprehensive and integrated approach to the conservation and management of water resources and ensure that development do not overload available facilities and create or exacerbate problems of flooding or pollution.

13.5. The LLFA have also assessed in detail the surface water drainage strategy to ensure that this does not increase the risk of flooding on or off the site. This strategy has been amended during the course of the application, to address matters that have been raised. The details that have been submitted are satisfactory to demonstrate that a suitable sustainable drainage system can be provided on the site. There are some issues remaining with regards to flow routing, exceedance, and shallow pipe depth, and these may present some remaining challenges to the SUDS design. However, these can be addressed during the detailed design stage, and so conditions requiring the submission of additional information to ensure that these changes are adequately considered are requested. These conditions will ensure that the surface water drainage accords with the relevant criteria within Policy SP6.

Flooding Sequential Test

13.6. The site is located in Flood Zones 1 and 2 and is therefore considered to be part in low and part in medium risk of flooding.

13.7. The proposed residential development use as housing is a more vulnerable use class to flooding. The development plan policies were subject to a strategic flood risk assessment. Where the proposed residential development is a more vulnerable use and would be located within flood zone 2, is not allocated for housing which has previously been subject to a flooding sequential test for residential development it requires a flooding sequential test to be undertaken in accordance with Policy SP6 and the NPPF. The aim of the sequential test is to steer new development to areas with

the lowest risk of flooding from any source and make a development safe without increasing flood risk elsewhere is the basis for the exception test.

13.8. The sequential test is conducted over an agreed search area, in which alternative sites at a lesser vulnerability of flooding are considered and whether these could deliver the development. Furthermore, it should be considered whether the development can be delivered on alternative sites in a disaggregated manner.

13.9. The NPPF says that the area to which the test applies should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users. The case officer has reviewed the submitted sequential test. A district wide approach to site assessment was adopted by the applicant in the submission and this aspect was welcomed. The Case officer has reviewed the sites presented and the flood risk of the site assessment in table 1 of this document. A number of issues arises with the sequential test's submission

13.10. A number of sites have been identified as at risk from ground water flood risk and excluded on that basis. However, this exclusion is incorrectly applied in the case officers view with little evidence to substantiate their exclusion. Sites such as HAS1 have been excluded due to groundwater flood risk, however the site is located in flood zone 1 and is as such at a lesser level of flood risk.

13.11. The site CA12 Land at Henwick Park and HER4 (policy RSA26) and HSA24 all have been excluded as the site is located within a surface water flood risk zone. It is not noted as being in flood zone 2/3. It is therefore at a lower level of flood risk and sequentially preferable to the applications site in flood zone 2.

13.12. Site HAS19 Lynch Lane has been excluded as the river Lambourn runs through the site. The site boundary is in fact River Lambourn, but the allocation policy includes the developable area away from the River Lambourn in flood zone 1. This site is therefore sequentially preferable.

13.13. The document goes on to show sites in Table 2. This table identifies a number of sites and reasons for excluding them. A number of these exclusions are not considered to be applied with a reasonable basis. For example, Comfort Inn Bath Road, West Street House, and Phoenix House has been excluded as permission has been granted for flats and as such the submitted test argues they are not reasonably viable for the erection of 2 storey dwellings. This is an incorrect approach to the flooding sequential test, the type of dwelling delivered should not be a consideration. The site is available for the number of dwellings proposed, just in a different design/layout but are sequentially preferable.

13.14. During the course of the application the number of dwellings has reduced to the proposal for 23 new dwellings. The Flooding Sequential test has not been updated to reflect this. As such, sites such as Land at Junction with Bath Road New Road Hill Midgham could now be considered capable of accommodating a similar sized development to that proposed here. The existing table 2 excludes this unreasonably stating 30 dwellings could not be accommodated on this site. By reducing the number of dwellings proposed in this application the scale of development would better align with a more sequentially preferable site at Midgham

13.15. The site BRAD5 Land north of South End Road, Bradfield Southend has been excluded due to the site's location in the National Landscape. Whilst this is a constraint development can still be accommodated in the NDL and the current DPH density aligns with SP1 recommendation of 20 DPH in the NDL. The current sites DPH is 22 dwellings per hectare which would align with this allocation. The same exclusion reason is given for BRAD7, CH123, kin6(RSA 27) however both sites have not been excluded due to

be at a higher flood risk. They are therefore sequentially preferable in regard to flooding.

13.16. The Council does not agree with the submitted sequential test and its method of discounting sites. For example, the documents disregard the site of Regency Park Hotel, Bowling Green Road, Thatcham, RG18 3RP. This site is less likely to flood and can reasonably accommodate the number of units proposed here. This argument applies to TIL13 (POLICY RSA8) THE7 (RSA14) in a similar manner.

13.17. In regard to the exception test Annex 3 of the NPPF identifies that "Buildings used for dwelling houses" are classified as More Vulnerable land uses. The site-specific FRA identifies that the built development is located in Flood Zone 2. Therefore, in accordance with the PPG, an Exception Test is not required for this application.

13.18. Overall, the application is considered to fail to show the proposed development is sequentially preferable to develop over other sites in the district. The flooding sequential test has therefore not been passed in conflict with SP6 and the NPPF.

13.19. The Council acknowledges case law established in the Mead case (Mead and Redrow) v SoS LUHC [2024] EWHC 279 (Admin) that outlines a failure to carry out/meet the requirements of a ST is not necessarily fatal to an application for planning permission, but it is a matter to be considered in the planning balance. This will be considered in more detail in the subsequent section of this report.

14. Trees, Nutrient Neutrality and Ecology

Trees

14.1. According to Policy DM15, development which conserves and enhances trees, woodland and hedgerows will be supported. Development proposals should be accompanied by an appropriate Arboricultural Survey, Arboricultural Impact Assessment and/or an Arboricultural Method Statement. Proposals will be expected to clearly demonstrate that wherever possible existing trees, woodland and hedgerows have been incorporated into the design and layout of a scheme from the outset.

14.2. The application site is within the Kennet and Avon Canal East Conservation Area and so development affecting trees within this area must be justified and the impact of the proposal will be assessed on the amenity of the area. Where these protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

14.3. Criterion j of Policy DM28 requires that the proposal would not result in adverse impacts on trees (including their roots and canopy spread) on and off site, in accordance with policy DM15. Trees should be retained where possible.

14.4. The application was submitted with a plan showing the trees which are proposed to be retained on site, those to be removed and the additional planting within the site. These have been discussed on site between the Tree Officer and the developer and seek to take into account the views of the Newbury Society's tree representative. The overall details are considered to be acceptable to the Council's Tree Officer, and they are considered to relate well to the character of the Conservation Area. The amendments that were submitted do not include a tree protection plan, and this can be secured by condition to ensure the trees that are to be retained on site will be protected through the construction phase of the development. A condition is also required to secure details of the landscaping plan, and to ensure that it is delivered.

Nutrient Neutrality

14.5. Policy SP11 requires that where developments are likely to result in a significant effect on an internationally designated site will be subject to assessment under the Habitats Regulations and will not be permitted unless it can be demonstrated that there are no alternatives following/through appropriate derogation tests for the proposal and that any adverse effects on the integrity of the site can be fully avoided, mitigated and/or compensated and proposals are in the public interest.

14.6. Policy DM6 requires that the water quality of West Berkshire District will be protected and enhanced, and that any development that would have a direct or indirect impact on any water body will need to take into account the impact of their development on water quality. The policy sets out criteria for development to accord with, including that if it is within the hydrological catchment of the River Lambourn SSSI/SAC it will need to demonstrate nutrient neutrality.

14.7. The application site is located within the River Lambourn Special Area of Conservation (SAC). In rivers and estuaries, increased levels of nutrients (especially nitrogen and phosphorus) can harm wildlife. These nutrients are affecting the condition of internationally-protected rivers - such as the River Lambourn. This means that the council needs to consider the possibility of adverse effects, as a result of additional nutrient loads (including from residential developments), as part of a Habitat Regulations Assessment (HRA). Planning proposals must stop the expected increase in nitrogen and phosphorus from a new development so that they can become 'nutrient neutral'.

14.8. A Nutrient Neutrality Statement was submitted with the application. This demonstrates that the foul water from the site will discharge into the Newbury Waste Water Treatment works, which discharges into the River Kennet, downstream of the confluence of the rivers and is not within the River Lambourn catchment, and so foul water is screened out of the assessment. The proposal also demonstrates that the surface water is considered and this is neutral given the comparison between the existing and proposed uses on the site. It has been demonstrated that there is no adverse effect on the River Lambourn SAC and so an appropriate assessment under the Habitat Regulations is not required.

Ecology

14.9. According to Policy SP11, development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and, where required, deliver Biodiversity Net Gains. It sets out criteria for new development to meet, which includes a 10-metre buffer between development proposals and designated sites and /or main rivers, seeking to eradicate or control any invasive non-native species on site.

14.10. The application has been submitted with an Ecological Impact Assessment, which has been reviewed by the Council's Ecologist, as well as Natural England and the Environment Agency. As discussed above the application has addressed the effect of the proposal on the River Lambourn SAC/SSSI. The site layout was amended during the course of the application, and the layout includes a 10-metre buffer to the River Lambourn from the garden areas of Block B. With the amendments the Environment Agency, Natural England and the Council's Ecologist have not raised objections to the proposal, subject to the imposition of conditions. These include the need for a Construction Environment Plan to protect the river and its biodiversity value during the construction phase of the development. Policy SP11 requires the eradication or control of an invasive non-native species present on site, and so a condition is required for the submission of a protocol for the control and removal of

Japanese Knotweed from the site, as a pre-commencement condition. There are also conditions required to control lighting in the interests of protecting bats.

14.11. The development is also required to provide Biodiversity Net Gain (BNG). The BNG Assessment submitted with the application indicate that this is to be provided within the site and will provide a net gain of area-based habitat units, linear based habitat units, and watercourse -based habitat units. These are in excess of the statutory 10% net gain that is required. This can be secured through conditions. The development proposals are considered to accord with SP11 and meet the statutory BNG requirements.

15. Health Impacts

15.1. Policy DM3 requires proposals for major development to be submitted with a Health Impact Assessment. The purpose of the HIA is to assess any health impacts, positive or negative, that may arise from the proposed development, and it should show how any potential health risks can be avoided or minimised, with particular emphasis on disadvantaged sections of communities that may be affected. Development proposals should demonstrate how the conclusions of the HIA have been taken into account in the design of the scheme. The policy goes on to say that development that will have an unacceptable impact on the health or wellbeing of existing or new communities will not be permitted.

15.2. The application has been submitted with a Health Impact Assessment setting out the four key priorities it seeks to address. These are, children and young people, living well, ageing well, and healthy environment. It has also considered a range of other matters which included health inequalities, housing standards and community safety. The assessment concludes that the development proposals through quality housing, heritage preservation, and environmental enhancement would have a positive impact on health consideration. The statement also considered the mitigation of flood risks, and it is considered that the proposals accord with Policy DM3.

16. Sustainable Construction and Energy Efficiency

16.1. Policy SP5 requires the principles of climate change mitigation and adaptation to be embedded into new development, improving the resilience of land, buildings and existing and future communities to the opportunities and impacts arising from climate change. All development should contribute to West Berkshire becoming and staying carbon neutral by 2030.

16.2. Policy DM4 relates to Building Sustainable Homes and Businesses. It stipulates that new development of one or more new dwellings (C3 or C4 use class) should achieve net zero operational carbon emissions (regulated and unregulated energy) by implementing the energy hierarchy.

16.3. Proposals should demonstrate the application of the energy hierarchy through submission of an Energy Statement or a detailed energy section within the Sustainability Statement in accordance with policy SP5. This should identify how the policies standards of construction are achieved to the greatest extent feasible and viable.

16.4. Residential Development should meet the following minimum construction standards related to a semi-detached dwelling

- Achieve 63% reduction in carbon emissions achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2). These regulated carbon emission targets are to be achieved before the addition of on-site renewable electricity generation (which should subsequently be considered in section 3 of this policy); and

- Equal to or less than the following targets, using the Building Regulations Part L SAP Fabric Energy Efficiency (FEE) metric:

    - End terrace: 32.9 kWh/m2/year FEE (i.e. semi-detached)
    - Detached: 43.6 kWh/m2/year FEE

16.5. The application is accompanied by an Energy Statement for the development with associated SAP calculations supplied by the planning agents. In regard to DM4's target reduction in carbon emissions of 63% the proposed development reduces energy demand through improvements to fabric of the building and enhanced thermal bridging details covered in the report. These show a reduction of 65% in carbon emissions through on-site measures, and the FEE metrics are also met and/or exceeded, giving an overall reduction on carbon dioxide before the addition of renewable energy sources. With the addition of photovoltaic panels, there is a reduction of 82.94% of carbon dioxide emissions. A financial contribution is required for the carbon off-setting contribution to achieve the aims of DM4. This can be secured through a S106 agreement.

17. Other Matters

Water Efficiency

17.1. Policy DM7 requires development to minimise water use by incorporating appropriate water efficiency and water recycling measures. It further requires new residential development, including replacement dwellings, to meet the Building Regulations optional higher water efficiency standard. The Energy Statement sets out energy efficiency measures will be included to provide an energy efficiency standard of 110 litres per person per day. The water efficiency measures could be secured via condition.

Digital Infrastructure

17.2. According to DM41, the Council will expect all new residential and employment generating premises commercial premises to be served by high-speed reliable gigabit-capable broadband, wherever possible in the form of fibre to the premises (FTTP), or any new or alternative technologies that may come forward during the lifetime of the Local Plan. Where it is not currently viable to deliver FTTP broadband, the fastest viable alternative connection should be provided, together with adequate ducting to allow FTTP connections to be made easily at a later date, without the additional costs of retrofitting. This can be secured by planning condition.

Secure by Design

17.3. Policy SP7 also requires development proposals to demonstrate how that have responded to national design guidance. The supporting text to the policy refers to using national design guidance, which includes Secured by Design Guidance. Thames Valley Police have reviewed the development proposals and the submitted amendments, and have raised some concerns about the design layouts, particularly the degree of overlooking the public open space, access to the site, and some

vulnerable side and rear boundaries. There is also a concern about the security and surveillance of the cycle stories within the public realm.

17.4. There are a number of constraints informing the layout of the site, such as the flood risk, the setting of the listed building, and the need to provide buffers to the river, which limit the layout of the site. There are some concerns about members of the public accessing parts of the site, however this is not intended to be open space only to be used exclusively by the residents. Whilst there are some matters which do not fully meet the guidance within Secured by Design, there is some degree of overlooking of the public open space form first floor windows. The Secured by Design Guidance is one of the design guidance documents, and this failure to fully meet the guidance is a minor conflict with the supplementary guidance.

Healthcare

17.5. The development proposal will also increase the number of households within the District, and this has an impact on local healthcare facilities. The Buckinghamshire, Oxfordshire and Berkshire Integrated Care Boards has requested financial contributions towards the costs of healthcare provision as a result of the increased population due to the proposed development. This can be secured as part of a S016 agreement.

Town Council representations

17.6. Newbury Town Council have raised objections to the proposal due the over development of the sits, the lack of private amenity space and concerns about the flood risk to the site. They were also consulted on the amended plans, and their objections still stand. These matters have all been discussed within this report, and it is notable that the site is being developed at a density of 22 dwellings per hectare, where the policy requires a density of 35 dwellings per hectare within Newbury, and so it is not considered to be an overdevelopment of the development site.

18. Planning Balance and Conclusion

18.1. The application is proposing the erection of 23 new dwellings (with a provision of 25 dwellings overall) which makes a positive contribution to the housing land supply, within a sustainable location within the settlement boundary of Newbury. This is supported by Policies SP1, SP3 and the advice contained within the NPPF which focuses development within existing settlements. This is a benefit of the development which is given great weight in the planning balance. The site is well designed, with suitable access and provision of parking spaces, and is well located. There are also opportunities to safeguard land for the provision of an improved cycle way along the A4. This weight is lessened slightly because the proposal fails to demonstrate that there are no other available sites to serve the development that are at a lower risk of flooding and so fails the exception test.

18.2. There is also significant positive weight given to the redevelopment of this previously developed land. The site has not been in an economic use for some time, and despite marketing campaigns, no purchasers have come forwards to continue the custom of the site as a business and provide a viable use for a grade II listed building. There are also enhancements proposed to the setting of the listed building, and to the appearance of the conservation area, and this is given great positive weight.

18.3. The proposal also includes the provision of open space which exceeds the minimum policy requirement, and this is also given positive weight. However, this weight is

lessened slightly as the proposal is not fully policy compliant in the provision of private amenity space, and this shortfall is provided by the public open space.

18.4. The proposal dwellings whilst not fully being zero carbon compensate for the shortfall with on off-setting fee. The development does not impact Trees or the ecology of the site and are nutrient neutral with regard to the River Lambourn SAC/SSSI. All these positive design features attract positive weight in the planning balance.

18.5. The development does not fully provide the housing mix or housing density for the site, and this is given a slight negative weight. However, given the significant constraints on the site due to the flood risk, heritage considerations, and TPOs, this is overall given a neutral consideration, given the constraints of the site.

18.6. The application does not fully accord with the Secure by Design guidance in a few aspects as set out in the report. However, this is guidance rather than policy and given the constraints of the site this is given slight negative weight.

18.7. The development will also result in some low level of harm due to the change in the setting and some changes to the fabric of the listed building, and the loss of the curtilage listed Millwaters Cottage. There are also benefits to the conservation of the listed building, and this is weighed against the public benefits of the development through the delivery of an additional 23 dwellings, the provision of public open space, and the safeguarding of land for improvements to the cycle network, and enhancements to the setting of the listed building and the conservation area and securing the long term use of the vacant grade II listed building. Overall, there is a low level of harm to the heritage assets, and this is outweighed by the significant public benefits of the development.

18.8. It is considered that the harm caused by the housing mix, the failure to meet the flooding sequential test, and the provision of private amenity space are outweighed by the significant weight that is attributed to the delivery of high-quality housing on previously developed land in a sustainable location, with a contribution to affordable housing, safeguarding of land for improved cycle provision, the provision of public open space, and heritage benefits

18.9. The proposed development is therefore recommended for APPROVAL subject to conditions and legal agreement.

19. Full Recommendation 25/01863/FULMAJ

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

19.2. PROVIDED THAT a Section 106 Agreement has been completed by 16th December 2026 (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

19.3. OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed below.

Conditions 25/01863/FULMAJ

1	**Commencement of development** The development hereby permitted shall be begun before the expiration of three years from the date of this permission. 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).
2	**Approved plans** The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: Site Location Plan Drawing No 2024002-A-S-02-001 REV P3 received 17th March 2026; Proposed Site Roof Plan Drawing No 2024002-A-S-02-003 REV P6 received 17th March 2026; General Arrangement Plan Drawing No 10650_GA_0100 received 17th March 2026; Proposed Site Layout Plan Drawing No 2024002-A-S-02-004 REV P9B-PP received 10th June 2026; Proposed Riverside Houses North & South Elevations Drawing No 2024002-A-B-05-50 REV P6 received 17th March 2026; Proposed London Road Houses Elevations Drawing No 2024002-A-D-05-51 REV P5 received 17th March 2026; Proposed Avenue East House Elevations Drawing No 2024002-A-E-05-52 received 17th March 2026; Proposed Avenue North Lodge All Elevations Drawing No 2024002-A-E-05-52 REV P6 received 17th March 2026; Proposed Elevations Avenue West Houses Drawing No 2024002-A-G-05-53 REV P6 received 17th March 2026; Proposed Manor House Elevations Drawing No 2024002-A-H-05-55 REV P3 received 17th March 2026; Existing & Proposed Riverside Site Elevations Drawing No 2024002-A-S-05-40 REV P6 received 17th March 2026; Proposed Site Elevations London Road & South Avenue Drawing No 2024002-A-S-05-41 REV P6 received 17th March 2026; Proposed Riverside Houses Ground Floor and First Floor Plans Drawing No 2024002-A-B-03-10 REV P6 received 17th March 2026; Proposed Riverside Houses Second Floor Plans Drawing No 2024002-A-B-03-11 REV P7 received 17th March 2026; Proposed London Road Houses Floor Plans Drawing No 2024002-A-D-03-13 REV P7 received 17th March 2026; Proposed Avenue East Houses Floor Plans Drawing No 2024002-A-E-03-14 REV P7 received 17th March 2026; Proposed Avenue North Houses Floor Plans Drawing No 2024002-A-F-03-15 REV received 17th March 2026; Proposed Avenue West Houses Floor Plans Drawing No 2024002-A-G-03-16 REV P7 received 17th March 2026; Proposed Manor House Floor Plans Drawing No 2024002-A-H-03-18 REV P6 received 17th March 2026;

	Roof Plans Type 1 Units Avenue West Block G received 17th March 2026; Roof Plans Type 5 Units London Road Block D received 17th March 2026; Roof Plans Type 3 Unit London Road Block D received 17th March 2026; Roof Plan Type 1A & Type 2 Riverside Block received 17th March 2026; Proposed Site Sections Transversal Section A-A' & Longitudinal Section B-B' Drawing No 2024002 S 04 30 REV P6 received 17th March 2026; Proposed Site Sections C-C & D-D Drawing No 2024002-A-S-04-31 REV P6 received 17th March 2026; Planting Strategy North Area North Area Sheet 1 of 2 Drawing No 4898-1-NLA.150-PLANTING STRATEGY-NORTH AREA received 15th August 2025; Planting Strategy Site Wide Sheet 2 of 2 Drawing No 4898-1-NLA.151 PLANTING STRATEGY SITE WIDE received 15th August 2025; Arboricultural Impact Assessment prepared by Nicholsons dated July 2025 received 15th August 2025; Tree Constraints Plan Drawing No NA-4512.100 received 15th August 2025; Landscape Schedule prepared by LDA Design received 17th March 2026; Drainage Strategy Response letter received 8th July 2026; Drainage Strategy P03_2 Drawing No NMH-TCE-XX-XX-RP-C-0002 received 8th July 2026; Drainage Strategy P03 Drawing No NMH-TCE-XX-XX-RP-C-0002 received 28th July 2026; Drainage Strategy Appendices PO3 Drawing No NMH-TCE-XX-XX-RP-C-0002 received 8th July 2026; Drainage Strategy Calculations received 28th July 2026; Drainage Strategy July 2026 ref TC24031 received 28th July 2026; Flood Risk Assessment prepared by Taylor Consulting Engineers Rev P05 received 26th August 2026; Design & Access Statement prepared by TSH Architects received 17th March 2026 Framework Travel Plan received 15th August 2025; Ecological Impact Assessment prepared by Nicholsons Version 1 dated September 2025 received 25th September 2025; Bat Nocturnal Survey Report prepared by Nicholsons Version 1 dated September 2025 received 25th September 2025; Nutrient Neutrality Statement prepared by Stantec dated August 2025 received 15th August 2025; External Building Fabric Report prepared by ERS Consulting Ref: 19979-EBF-01-AA-R1 received 17th September 2025; Sustainability & Energy Statement prepared by Bluesky Unlimited dated February 2026 received 17th March 2026; and Transport Addendum prepared by Stantec Reference TN002 dated March 2026 received 17th March 2026; Reason: For the avoidance of doubt and in the interest of proper planning.
3.	**Schedule of materials** No construction above ground floor level shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, (elevations and hard surfacing) has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.

	Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP9, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).
4.	**Sample panel of facing brickwork (prior approval)** No construction above ground floor level shall take place until sample panels of the materials to be used in the construction of the external surfaces of the development have been prepared on site for inspection and approved in writing by the Local Planning Authority. The sample panels shall be at least 1 metre x 1 metre and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development. Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP9, DM9 and DM19 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).
5.	**Programme of archaeological works** No development (including any demolition and site clearance/preparation) shall take place until a project design for a Stage 1 programme of archaeological works has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the project design, no demolition or development shall take place other than in accordance with the agreed project design. The Stage 1 project design shall include the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. A report shall be submitted to the Local Planning Authority within three months of the end of the Stage 1 programme of works (unless otherwise agreed in writing by the Local Planning Authority). If heritage assets of archaeological interest are identified by Stage 1, then for those parts of the site which have archaeological interest a Stage 2 project design shall be submitted to and approved by the local planning authority in writing. For land that is included within the Stage 2 project design no site clearance work or development shall take place other than in accordance with the agreed project design, which shall include: (a) the Statement of significance and research objectives (b) the programme and methodology of archaeological site investigation and recording (c) the nomination of a competent person(s) or organisation to undertake the agreed works. (d) the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting archaeological material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI. A report demonstrating compliance with the full terms of the condition shall be submitted to

	the Local Planning Authority within three months of the end of the Stage 2 programme of works (unless otherwise agreed in writing by the Local Planning Authority). Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP9, DM11 and DM14 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is necessary because the programme of archaeological works must take place before/during the development.
6.	**Building Recording** No development (including any demolition and site clearance/preparation) shall take place until a project design for a programme of building recording has been submitted to and approved in writing by the Local Planning Authority. The project design shall ensure there is appropriate monitoring during demolition and opening up works, and that note is made of any industrial remains in the river or on the banks. Thereafter, building recording shall take place in accordance with the approved project design, and a report shall be submitted to the Local Planning Authority within three months of the end of the programme (unless otherwise agreed in writing by the Local Planning Authority). Reason: To ensure that an adequate record is made of these buildings of architectural, artistic, historical or archaeological interest. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP9, DM11 and DM14 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is necessary because the programme of building recording must take place before/during the development.
7.	**Electric Charging Point (details to be submitted)** No dwelling shall be first occupied until an electric vehicle charging point has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times. Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP19 and DM44 of the West Berkshire Local Plan Review 2023-2041.
8.	**Construction method statement – details to be submitted** No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for: 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 i. the control of noise including vibration k.the control of dust, smell and other effluvia l. the control of rats and other vermin m. the control of surface water run-off n. the proposed method of piling for foundations (if any) and controls o. the hours of deliveries onto the site 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 2024 and Policies, DM4, DM30 and DM42 of the West Berkshire Local Plan Review 2023 – 2041.
9	**Road construction** No development shall take place until details of road construction have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until associated road construction has been constructed in accordance with the approved drawings. The road construction shall comply to the Local Highway Authority adoptable standards and shall thereafter be maintained by appropriate legal agreements. Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19 and DM42 of the West Berkshire Local Plan Review 2023 – 2041.
10	**Set back of gates** Any gates to be provided at access(es) where vehicles will enter or leave the site, shall open away from the adjoining highway and be set back from the edge of the highway. Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are opened. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19 and DM42 of the West Berkshire Local Plan Review 2023 – 2041.
11	**Parking/turning in accord with plans (YHA24)** No dwelling shall be first occupied until vehicle parking for that dwelling have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the [parking and turning spaces] 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, and Policies SP19 and DM44 of the West Berkshire Local Plan Review 2023-2041.
12	**Hours of work (construction/demolition)** No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the planning authority 7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; No work shall be carried out at any time on Sundays or Bank Holidays. Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.
13	**Protection from Noise** No dwelling shall be first occupied until mitigation measures to protect its occupants from externally generated noise have been provided in accordance the External Fabric report dated August 2025 prepared by ERS Consulting Ref: 19979-EBF-01-AA-R1. Reason: To protect future occupiers of the development from excessive noise levels from the A4 London Road, to ensure a good standard of amenity. The approval of this information is required before occupation because insufficient information has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
14	**Arboricultural Method Statement** Notwithstanding the submitted details, no development (including site clearance and any other preparatory works) until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area. Reason: To ensure the protection of trees identified for retention at the site in accordance with the National Planning Policy Framework and Policies SP8, SP10 and DM15 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation, other measures and works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.
15	**Soft landscaping (approved plans)** All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme (Planting Strategy North Area North Area Sheet 1 of 2 Drawing

	No 4898-1-NLA.150-PLANTING STRATEGY-NORTH AREA received 15th August 2025;Planting Strategy Site Wide Sheet 2 of 2 Drawing No 4898-1-NLA.151 PLANTING STRATEGY SITE WIDE received 15th August 2025;) within the first planting season following completion of building operations / first occupation of the new dwelling (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved. 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.
16	**Flood Risk Assessment** The development shall be carried out in accordance with the submitted flood risk assessment (project ref TC24031, dated February 2026) and the following mitigation measures it details: • Finished floor levels shall be set no lower than 72.15 metres above Ordnance Datum (AOD), in accordance with section 4.7 of the submitted FRA • There shall be no built development within the 1% Annual Exceedance Probability (AEP) plus 25% climate change flood extent in accordance with section 5.5 of the submitted FRA • There shall be no raising of existing ground levels on the site, in accordance with section 5.5 of the submitted FRA These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. Reason: This condition is imposed to reduce the risk of flooding to the proposed development and future occupants, and to prevent an increase in flood risk by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage elsewhere. This condition is imposed in accordance with the National Planning Policy Framework and Policy SP6 of the West Berkshire Local Plan 2023-2041.
17	**Compliance with existing detailed biodiversity method statements, strategies, plans and schemes** All ecological measures and/or works shall be carried out in accordance with the details contained in "Ecological Impact Assessment" (Nicholsons, September 2025) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. Reason: To secure the mitigation and enhancement measures proposed with the application, required to conserve and enhance biodiversity. This condition is applied

	in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.
18	**Landscape and Ecological Management Plan** No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the LPA. The landscape and ecological management plan shall be carried out as approved, and any subsequent variations shall be agreed in writing by the LPA. The scheme shall include the following elements: • details of maintenance regimes • details of any new habitat created on-site • details of treatment of site boundaries and/or buffers around water bodies • details of management responsibilities • details of timings to avoid salmonid and/or cyprinid fish breeding seasons Reasons: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value This condition is in accordance with the NPPF, Policy SP11 (Biodiversity and Geodiversity) of the West Berkshire Local Plan Review 2023-2041 (adopted June 2025) and Section 40 of the NERC Act 2006 (as amended by section 102 Environment Act 2021).
19	**Construction Environmental Management Plan** 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: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) 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). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) 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 avoid harm to protected species during demolition/construction and preparatory operations. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.
20	**Restrictions on operations involving invasive non-native species** No development shall take place until an invasive non-native species protocol has been submitted to and approved by the Local Planning Authority, detailing the containment, control and removal of Japanese Knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme. Reason: It is an offence under the Wildlife and Countryside Act 1981, as amended, to introduce, plant or cause to grow wild any plant listed in Schedule 9, Part 2 of the Act. Japanese Knotweed is included within this schedule. All Japanese Knotweed waste (the plant itself or material containing its rhizomes) is classed as a controlled/special waste and therefore needs to be disposed of in accordance with the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991. The submission of a method statement, to be agreed in writing with the local planning authority by condition, is to ensure that an adequate means of eradicating or containing the spread of the plant is considered and thereafter implemented to prevent further spread of the plant which would have a negative impact on biodiversity and existing or proposed landscape features. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because measures may need to take place throughout the construction phase.
21	**Lighting design strategy for light sensitive biodiversity** Prior to occupation, a “lighting design strategy for biodiversity” for “28 new dwellings including new access to London Road, roadways, and turning areas” shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats, badgers and otters 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; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) 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. 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. Reason: Bats, badgers and otters 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 SP11 of the West Berkshire Local Plan Review 2023-2041.
22	**Submission of a copy of the EPS licence** The following works "proposed development of building 1 and complete removal of building 2" identified within the "Ecological Impact Assessment" (Nicholsons, September 2025) shall not in any circumstances commence unless the Local Planning Authority has been provided with either: a) A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or b) A statement in writing from a suitably qualified and experienced ecologist to the effect that it does not consider that the specified activity/development will require a licence. Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. This "strict protection" condition helps to ensure that a developer will apply for an EPS licence and, if they do not, can be prevented in advance from undertaking the activities that might jeopardize the protected species, before the species is harmed. The use of planning conditions for this purpose has been established through case law and is also recommended in government.
23	**Biodiversity Gain Condition** No development, demolition, earth moving shall take place until a Biodiversity Gain Plan has been submitted to and approved by the local planning authority. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric dated 17tyh July 2025 prepared by Nicholsons and technical note: "Biodiversity net gain assessment" (Nicholsons, August 2025), and shall include: i. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; ii. the pre-development biodiversity value of the onsite habitat; iii. the post-development biodiversity value of the onsite habitat; iv. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; v. any biodiversity credits purchased for the development.

	The approved Biodiversity Gain Plan shall be implemented in accordance with the approved details. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.
24	**Habitat Creation Management and Monitoring Plan (HCMMP)** Prior to the commencement of the development the HMMP shall be submitted to, and be approved in writing by, the local planning authority. The HMMP shall include: i. Summary of Habitat Proposal and Plans providing the biodiversity baseline assessment against which BNG outcomes are assessed and monitored; ii. Site Context Photos iii. Retention and Protection Measures Map iv. Management plan aims and objectives; v. Design Principles Informed by Baseline Information vi. a programme detailing the long-term phases of the management the number of years to achieve and then maintain the BNG targets; vii. Habitat targets. Habitat creation, enhancement condition management targets and prescriptions. viii. Habitat Creation, Enhancement and Management – Risk Register and Remedial Measures ix. A monitoring strategy and schedule to inform decisions about management, whether assessing progress towards the BNG targets is on track and whether changes to management are required to achieve the targets to include methods and intervals of reporting and adaptive management. x. If management is not delivering the biodiversity outcomes, or is deemed unlikely to (on the basis of trajectory of change in condition and known time to target condition), changes in the management regime shall be agreed in writing and implemented to deliver a successful outcome. xi. Evidence of legal, financial, governance and practical arrangements for the long-term delivery and management of BNG measures. The approved HCMMP will be implemented in accordance with the approved details. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.

25	**Sustainable Drainage Methods** No development shall commence until the details of management of surface water within the site (including the use of SuDS) have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate the implementation of surface water drainage features, including Sustainable Drainage Systems (SuDS), in accordance with best practice. This includes but is not limited to adherence to the National Planning Policy Framework (NPPF), associated Planning Practice Guidance, the National Standards for Sustainable Drainage Systems (2025), The SuDS Manual C753 (2015), and the West Berkshire Council SuDS Supplementary Planning Document (2018). The proposed surface water management scheme shall be developed to a detailed design stage in accordance with the submitted information, and shall demonstrate compliance with the 11 principles and 7 standards set out in the National Standards for SuDS. The scheme shall give due consideration to: • runoff destination(s); • management of everyday rainfall; • management of extreme rainfall events; • water quality; • amenity; • biodiversity; and • design of drainage for construction, operation, maintenance, decommissioning and structural integrity The above surface water 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 measures shall be maintained and managed in accordance with the approved details thereafter. **Reason:** To ensure that surface water will be 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.
26	**Sustainable Drainage Verification** The proposed development shall not be brought into use unless the following conditions are satisfied: a) Include a verification report carried out by suitably qualified personnel demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted

	immediately following construction to be approved by the Local Planning Authority. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures, or flood risk infrastructure (including weirs, sluices, etc.) thereafter. Reason: To ensure that surface water drainage has been implemented in accordance with the submitted information. To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity. 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). This condition is necessary to ensure the applicant implements the approved flood risk and drainage features.
27	**Energy Statement (compliance)** The development shall be carried out in full accordance with the approved Energy Statement (Sustainability & Energy Statement prepared by Bluesky Unlimited dated February 2026 received 17th March 2026) and no dwellings shall be occupied until all approved measures have been completed for that dwelling. Reason: To secure sustainable construction measures in accordance with Policy DM4 of the West Berkshire Local Plan Review 2023-2041.
28	**Maximum water consumption** All new residential developments shall meet the Building Regulations optional higher water efficiency standard of 110 litres per person per day, using the 'Fittings Approach' as set out in table 2.2 of the Building Regulations part G2. No dwelling hereby permitted shall be occupied until this standard has been achieved for that dwelling. This standard shall be complied with for that dwelling and retained in perpetuity thereafter. Reason: To ensure development is designed to be water efficient and reduce water consumption in accordance with the National Planning Policy Framework and Policy DM7 of the West Berkshire Local Plan 2023-2041.
29	**Digital Infrastructure** No development above slab level shall take place until a digital infrastructure strategy statement has been submitted to and approved in writing by the Local Planning authority. Such a statement shall set out how the development hereby approved will be served by high-speed reliable gigabit-capable broadband, wherever possible in the form of fibre to the premises (FTTP), or any new or alternative technologies that may come forward Where the document describes how it is not currently viable to deliver FTTP broadband, the fastest viable alternative connection should be provided, together with adequate ducting to allow FTTP connections to be made easily at a later date, without the additional costs of retrofitting. Thereafter the development shall not be occupied until the submitted details have been provided in accordance with the approved details.

	Reason: To ensure that the site is provided with high-speed communications infrastructure in the interests of the amenity of the occupants of the site in accordance with the requirements of the National Planning Policy Framework and policy DM41 of the West Berkshire Local Plan Review 2023-2041.
30	**Permitted Development Rights Removal** 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 of A, AA, B, C and 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 Conservation Area, and to reduce the flood risk, and to ensure sufficient outdoor amenity space is retained to meet the needs of the occupiers This condition is applied in accordance with the National Planning Policy Framework, Policies SP6, SP7, SP8, SP9, DM9, DM10 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD and the Newbury Design Statement.

Heads of Terms for Section 106 Agreement

1	**Affordable housing** A contribution is required towards the off-site provision of affordable housing of £100,740
2	**Public open space** To secure measures to ensure that the public open space is managed in the long term though a management company.
3	**Carbon offsetting** To provide a payment to address the shortfall in net zero carbon emissions from the development of £22,274.48
4	**Safeguarding Land** To provide land within the application site that will be safeguarded for the provision of a cycle route.
5.	**Contribution to Primary Healthcare** A contribution is required towards improvements in primary healthcare of £25,373
6.	**Council's Costs** To pay the Council for the reasonable legal costs incurred in the review, negotiation, preparation and execution of the section 106 legal agreement or Unilateral Undertaking through an administration fee.

Refusal Reasons

1	**Planning obligation – Affordable Housing** The application fails to provide an appropriate planning obligation to deliver affordable housing. The district has a high affordable housing need and an affordability ratio above the national average. Compliance with Policy SP16 through the provision of affordable housing is therefore necessary to make the development acceptable. In the absence of an appropriate planning obligation, the proposal is contrary to Policy SP16 of the west Berkshire Local Plan Review 2023-2041, the Planning Obligations Supplementary Planning Document, and the National Planning Policy Framework.
2	**Planning Obligation – Public Open Space** The application fails to provide an appropriate planning obligation to ensure the long term provision and maintenance of the public open space within the site. The provision of high quality public open space is required on a long term basis to satisfy the recreation and leisure needs of the community. In the absence of an appropriate planning obligation, the proposal is contrary to Policy SP16 of the west Berkshire Local Plan Review 2023-2041, the Planning Obligations Supplementary Planning Document, and the National Planning Policy Framework.
3	**Planning Obligation- Carbon Offsetting** The application has failed to provide a suitable planning obligation to secure carbon offsetting. As such, the application is contrary to Policy DM4 of the West Berkshire Local Plan Review 2023-2041. The policy requirement of Policy DM4 is in the context of Policy DM4 of the Local Plan Review, and the requirements in the National Planning Policy Framework to respond to climate change.
4	**Planning Obligation – Safeguarding land** The application fails to provide a suitable planning obligation to deliver the provision of land for the future provision of upgraded cycle provision along the A4 London Road. The provision of improved opportunities for active travel is a requirement of Policy SP19, and Policy DM42 requires a positive contribution towards the provision of transport infrastructure. In the absence of an appropriate planning obligation, the proposal is contrary to Policies SP19 and DM42 of the west Berkshire Local Plan Review 2023-2041, the Planning Obligations Supplementary Planning Document, and the National Planning Policy Framework.
5	**Planning Obligation- Healthcare Contribution** The application has failed to provide a suitable planning obligation to secure improvements to primary healthcare as a result of the development. As such, the application is contrary to Policy SP20 of the West Berkshire Local Plan Review 2023-2041. The policy requirement of SP20 is to ensure that new development contributes towards the timely and coordinated delivery of necessary infrastructure and the requirements in the National Planning Policy Framework to ensure the provision of community and public service infrastructure to serve new development.

Informatives

1	Proactive

	This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.
2	CIL The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil
4	Damage to footways, cycleways and verges The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.
5	Damage to the carriageway The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
7.	Incidental works affecting the highway Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.
8.	Temp Signing Requires Written Consent Any temporary signing affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.
9.	Official Postal Address Please complete and online street naming and numbering application form at https://www.westberks.gov.uk/snn to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.

20. Full Recommendation - 25/01864/LBC

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

1	**Commencement of development** The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2	**Approved plans** The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: Site Location Plan Drawing No 2024002-A-S-02-001 REV P3 received 17th March 2026; Proposed Site Roof Plan Drawing No 2024002-A-S-02-003 REV P6 received 17th March 2026; General Arrangement Plan Drawing No 10650_GA_0100 received 17th March 2026; Proposed Site Layout Plan Drawing No 2024002-A-S-02-004 REV P9B-PP received 10th June 2026; Proposed Riverside Houses North & South Elevations Drawing No 2024002-A-B-05-50 REV P6 received 17th March 2026; Proposed London Road Houses Elevations Drawing No 2024002-A-D-05-51 REV P5 received 17th March 2026; Proposed Avenue East House Elevations Drawing No 2024002-A-E-05-52 received 17th March 2026; Proposed Avenue North Lodge All Elevations Drawing No 2024002-A-E-05-52 REV P6 received 17th March 2026; Proposed Elevations Avenue West Houses Drawing No 2024002-A-G-05-53 REV P6 received 17th March 2026; Proposed Manor House Elevations Drawing No 2024002-A-H-05-55 REV P3 received 17th March 2026; Existing & Proposed Riverside Site Elevations Drawing No 2024002-A-S-05-40 REV P6 received 17th March 2026; Proposed Site Elevations London Road & South Avenue Drawing No 2024002-A-S-05-41 REV P6 received 17th March 2026; Proposed Riverside Houses Ground Floor and First Floor Plans Drawing No 2024002-A-B-03-10 REV P6 received 17th March 2026; Proposed Riverside Houses Second Floor Plans Drawing No 2024002-A-B-03-11 REV P7 received 17th March 2026; Proposed London Road Houses Floor Plans Drawing No 2024002-A-D-03-13 REV P7 received 17th March 2026; Proposed Avenue East Houses Floor Plans Drawing No 2024002-A-E-03-14 REV P7 received 17th March 2026; Proposed Avenue North Houses Floor Plans Drawing No 2024002-A-F-03-15 REV received 17th March 2026; Proposed Avenue West Houses Floor Plans Drawing No 2024002-A-G-03-16 REV P7 received 17th March 2026; Proposed Manor House Floor Plans Drawing No 2024002-A-H-03-18 REV P6 received 17th March 2026; Roof Plans Type 1 Units Avenue West Block G received 17th March 2026; Roof Plans Type 5 Units London Road Block D received 17th March 2026; Roof Plans Type 3 Unit London Road Block D received 17th March 2026; Roof Plan Type 1A & Type 2 Riverside Block received 17th March 2026; Proposed Site Sections Transversal Section A-A' & Longitudinal Section B-B' Drawing No 2024002 S 04 30 REV P6 received 17th March 2026;

	Proposed Site Sections C-C & D-D Drawing No 2024002-A-S-04-31 REV P6 received 17th March 2026; Planting Strategy North Area North Area Sheet 1 of 2 Drawing No 4898-1-NLA.150-PLANTING STRATEGY-NORTH AREA received 15th August 2025; Planting Strategy Site Wide Sheet 2 of 2 Drawing No 4898-1-NLA.151 PLANTING STRATEGY SITE WIDE received 15th August 2025; Arboricultural Impact Assessment prepared by Nicholsons dated July 2025 received 15th August 2025; Tree Constraints Plan Drawing No NA-4512.100 received 15th August 2025; Landscape Schedule prepared by LDA Design received 17th March 2026; Drainage Strategy Response letter received 8th July 2026; Drainage Strategy P03_2 Drawing No NMH-TCE-XX-XX-RP-C-0002 received 8th July 2026; Drainage Strategy P03 Drawing No NMH-TCE-XX-XX-RP-C-0002 received 28th July 2026; Drainage Strategy Appendices PO3 Drawing No NMH-TCE-XX-XX-RP-C-0002 received 8th July 2026; Drainage Strategy Calculations received 28th July 2026; Drainage Strategy July 2026 ref TC24031 received 28th July 2026; Flood Risk Assessment prepared by Taylor Consulting Engineers Rev P05 received 26th August 2026; Design & Access Statement prepared by TSH Architects received 17th March 2026 Framework Travel Plan received 15th August 2025; Ecological Impact Assessment prepared by Nicholsons Version 1 dated September 2025 received 25th September 2025; Bat Nocturnal Survey Report prepared by Nicholsons Version 1 dated September 2025 received 25th September 2025; Nutrient Neutrality Statement prepared by Stantec dated August 2025 received 15th August 2025; External Building Fabric Report prepared by ERS Consulting Ref: 19979-EBF-01-AA-R1 received 17th September 2025; Sustainability & Energy Statement prepared by Bluesky Unlimited dated February 2026 received 17th March 2026; and Transport Addendum prepared by Stantec Reference TN002 dated March 2026 received 17th March 2026; Reason: For the avoidance of doubt and in the interest of proper planning.
3.	**Schedule of materials** No construction above ground floor level shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, (elevations and hard surfacing) has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details. Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP9, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).
4.	**Sample panel of materials (prior approval)**

	No construction above ground floor level shall take place until sample panels of the materials to be used in the construction of the external surfaces of the development have been prepared on site for inspection and approved in writing by the Local Planning Authority. The sample panels shall be at least 1 metre x 1 metre and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development. Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP9, DM9 and DM19 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).
5.	**Architectural detailing** No construction above ground floor level shall take place until the detailing of its elevations has been completed in accordance with the approved plans. This includes (but is not necessarily limited to) the provision of bargeboards, arched lintels and reveals (materials, keystone details), string/soldier courses, fenestration, quoins, porches, plinths, chimneys (corbelling), eaves detailing, fascias, cills, hanging tiles (varying tiles/detailing), roof materials, parapets/cornices, metalwork for railings/balconies, and external services. Thereafter the development shall be carried out in accordance with the approved details. 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).
6.	**Door & Window Details** No new external doors and windows shall be fitted until working drawings (scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing the new or replacement windows and external doors (cross sections for full glazing bars, sills, heads etc.) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved specification and retained thereafter. Reason: To ensure that the proposed works can be affected without detriment to the special architectural and historic interest of the heritage assets and to ensure a satisfactory appearance to the development and to comply with the National Planning Policy Framework (2021) and Policies SP9, SP7, SP11, DM10 and DM28 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).
7.	**Rainwater Goods** Notwithstanding what is shown on the approved drawings or other approved documents, unless otherwise agreed in writing by the Local Planning Authority, all replacement/new rainwater goods on the existing parts of the Manor House shall be cast iron, painted to match existing. The rainwater goods on the extended parts of the Manor House shall be aluminium and painted black. Any existing metal rainwater goods and accessories shall not be removed or modified without the prior written approval of the Local Planning Authority on an application made for that purpose

	Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP9 and DM10 of the West Berkshire Local Plan Review (2022-2039).
8.	**Roof Insulation** No roof insulation shall be installed within the Manor House until full details have been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details. Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP9 and DM10 of the West Berkshire Local Plan Review (2022-2039).
9.	**Service Runs** No services within the Manor House shall be installed or altered until detail of the service runs have been submitted to an approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details. Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP9 and DM10 of the West Berkshire Local Plan Review (2022-2039).
10.	**Foundation Plans** No development shall take place until the details of the foundations of the new dwellings and extension to the Manor House have been submitted to and approved in writing by the local planning authority. These shall include any precautionary works that are required to ensure the structural integrity of the listed building. Thereafter the development shall be carried out in accordance with the approved details. Reason: Given the proximity of the new build elements to the listed building, a foundation plan is required to identify if precautionary works are required to safeguard the integral integrity of the Manor House. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP9 and DM10 of the West Berkshire Local Plan Review (2022-2039).
11.	**Hard landscaping (prior approval)** No dwelling hereby permitted shall not be first occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development. 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, SP9, SP10, SP11, DM10 and DM28 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
12.	**Building Recording**

	No development (including any demolition and site clearance/preparation) shall take place until a project design for a programme of building recording has been submitted to and approved in writing by the Local Planning Authority. The project design shall ensure there is appropriate monitoring during demolition and opening up works, and that note is made of any industrial remains in the river or on the banks. Thereafter, building recording shall take place in accordance with the approved project design, and a report shall be submitted to the Local Planning Authority within three months of the end of the programme (unless otherwise agreed in writing by the Local Planning Authority). Reason: To ensure that an adequate record is made of these buildings of architectural, artistic, historical or archaeological interest. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP9, DM11 and DM14 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is necessary because the programme of building recording must take place before/during the development