

Item No.	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(3)	13/02408/FULD Greenham Parish	6 th December 2013.	Demolition of existing buildings [Gilson Engineering] and erection of 9 dwellings, two 2 bed, four 3 bed and three 4 bed. New access and sound barrier. Parking and landscaping. 3 - 7 Sandleford Farm, Sandleford, Newtown, Newbury, Berkshire. Gilson Engineering.

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=13/02408/FULD>

Recommendation Summary: **The Head of Planning and Countryside be authorised to GRANT planning permission, subject to the completion of a s106 planning obligation.**

Ward Member(s): Councillors Swift Hook and Drummond.

Reason for Committee determination: Called in by Cllr. Julian Swift Hook. In addition, the planning history on this site has been long and complex.

Committee Site Visit: 9th December 2013.

Contact Officer Details	
Name:	Michael Butler
Job Title:	Principal Planning Officer
Tel No:	(01635) 519111
E-mail Address:	mbutler@westberks.gov.uk

1. Site History

Very long history post 2000. The most recent and relevant:-

11/01548/FULD. Redevelopment of the site to provide 8 dwellings with new access, sound barrier etc. Approved in August 2012. Not implemented.

13/01759/FULD and 13/01760/LBC. Redevelopment of site and erection of 9 dwellings with associated works. Invalidated in September 2013.

13/02409/LBC. Current application considered in conjunction with this proposal. Not yet determined. To be approved if application 13/02408/FULD is granted permission.

2. Publicity of Application

Site notice displayed 21st October 2013. Expiry on 11th November 2013.

Neighbours consulted. Expiry on 8th November 2013.

3. Consultations and Representations

Parish Council:

Currently strongly objects to the application. Noise issues, damage to trees including the cedar and sycamores on frontage, need to respect the subterranean structure on site and the listed dairy, impact on setting of the listed farmhouse - levels etc, still potential highway problems, footpath too narrow, concerns over sewerage and drainage, details of building finishes, need more levels details and AOD information / sections.

Amended plans since received. GPC still maintain their original objections to the application. In summary the perceptual introduction of a tithe barn into the equation is considered spurious, still consider there will be an impact upon the farmhouse, all original concerns pertain, the use of conditions is effectively granting delegated authority to officers to approve the application, notwithstanding the Committee determination, which is undemocratic. Still concerned about acoustic mapping, and soil contamination issues. Impact on the Historic Park as well. Suggest views on the validity or otherwise of the suggested conditions as attached to 11/01548 - the original permission, which should correspond to any new consent - if granted. The Parish is disappointed that Conservation and Public Protection officers are now content with the scheme, subject to conditions. Finally, ongoing concerns regarding drainage and archaeological issues, which have not been satisfactorily resolved by the applicants.

Highways:

Following a number of submitted amended plans, the access and turning areas, car parking, cycle parking and waste collection areas all now acceptable. No s106 contributions but s278 works for access in the A339 highway. This includes a 'no right turning' barrier into the site, plus footway works.

Environment Agency

No objection to the application, but many conditions applied, on land contamination/ remediation/ drainage/ surface water run off.

Ecologist.	Conditional permission. Bat emergence surveys, reptile survey, mitigation measures.
Natural England.	Do not object on grounds of impact on local SSSI. May be an impact on bats - further advice needed from the Ecologist. Standing advice referred to.
Conservation Officer.	Considers that the application scheme is preferable to the previously permitted project, given its more rustic appearance and better elevational treatment. Considers that the physical relationship of plot 7 to the farmhouse is now acceptable and not harmful. Regrets the loss of the horse chestnut tree and the partial loss of the outbuildings to house plots 8 and 9 but this is not a reason to reject the proposal.
English Heritage.	Consider that the application may be determined in accord with local specialist conservation advice.
S106 Contributions.	Education - £41,116, Public Open Space - £3,727, Adult Social Care - £6,447, Libraries - £1860, Waste - £506, Highways - s278 works.
Housing	Request two affordable units in accord with policy CS6 in the Core Strategy. However, understand this will be subject to the viability study submitted - see later in officer report.
Archaeologist	Comments awaited.
Tree Officer	Conditional permission is recommended. Some concerns about accuracy of details submitted, but this can be adequately mitigated by conditions.
The Newbury Society	At present sufficiently accurate plans have not been submitted to adequately analyse the physical relationship between the proposal and the listed farmhouse. [However amended plans/ sections have been submitted, which consider these issues in more detail]. Comments very similar to objections of GPC.
Thames Water	Conditional permission recommended.
Public Protection	Conditional permission recommended. Noise, working hours, contaminated land. The acoustic barriers are now acceptable.
Correspondence:	One letter of objection from local resident. Concerns similar to those of GPC – include impact on the listed farmhouse, drainage, noise issues, impact on cedar hedge, possible ice house on site, impact of plot 7 which is now closer to the farmhouse, tarmac on the adopted road – block paving would be preferable. No dig 3.5m zone still required on site to protect vegetation screening.

4. Policy Considerations

The National Planning Policy Framework 2012.

West Berkshire Core Strategy 2006 to 2012 - Policies ADPP1, ADPP2, CS1, CS4, CS5, CS6, CS14, CS16, CS17, CS19.

West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007. Policies ENV19 and 20, OVS6.

5. Description of Development

- 5.1 The application site is occupied by Gilson Engineering, a well established local company who are the applicants. The site is 0.38ha in extent and lies immediately to the east of the A339 to the north of the listed Sandleford Farmhouse, now in separate ownership. As such the site is a brown field site, but lies outwith the defined settlement boundary of Newbury as identified under saved policy HSG1. It also lies within and adjacent to the Registered Sandleford Historic Park. It is now proposed to demolish nearly all the buildings on the site [with the partial exception of the curtilage listed unit on the south west corner of the site], and erect 9 new dwellings in a courtyard layout.
- 5.2 Two of the units will be 2 bed [plots 8 and 9] which will be the conversion noted above, three will be 4 bed and four will be 3 bed. Seven of the units will be a complete new build. All the dwellings will be constructed to 1.5 storey level with pitched dormer windows, with plain clay tile roofs and weather boarding to be stained in an appropriate colour. Facing bricks will form the remainder of the external finishes at ground floor level, although on the principal west elevation the timber boarding is to be complete apart from a brick plinth. No ridge will be greater than 7m high.
- 5.3 Each of the seven new build dwellings will have an individual curtilage as noted on the layout plans, with plots 8 and 9 having a small amenity area adjacent. With the exception of plots 8 and 9, each dwelling will have a minimum of 2 car parking spaces available, some having three e.g. plot 7. The total on site will be 17 spaces, so providing an average ratio of 1.9 per dwelling. These will be in the form of integral garages, car ports and allocated parking bays. On site appropriate cycle storage and bin stores will be set out.
- 5.4 The access is to be amended in order that there is a defined left turn in and left turn out onto the A339, to ensure no right turn into the site from the south. The internal road is required to be adopted, in order that bin collection vehicles can safely access the site and turn, for obvious safety reasons. Finally, the whole site is to have acoustic barriers constructed around it on the north and west elevation [in part] and the south elevation, to be 2 metres in height. It is specifically noted that the 2m high acoustic barrier on the south elevation adjacent the farmhouse will be 1.5m distant from the cedar hedge which is on the perimeter boundary. The nearest new build will be 7m to the southern boundary and 15m to the north elevation of the farmhouse. Unfortunately, the Horse Chestnut tree to the south, will be felled as it has become diseased and over time will become potentially unsafe, if left.

6. Consideration of the Proposal.

- 6.1 It is a well established fact in planning law and practice that the planning history of a site is a material consideration which should be taken account when determining proposals. In this particular site, the planning history is both long and complex, but it is apposite that an extant planning permission is in place for the redevelopment of this site to 8 dwellings, as permitted under 11/01548/FULD. That permission is extant until August 2015. However, for various reasons, the applicants have elected to resubmit similar [but not identical] proposals on the site, which, in the view of the

Planning Officers, is a “better” scheme than before. Certainly, in terms of massing / scale / elevational treatment and layout, including ridge heights, the scheme is considered to be more attractive and coherent than that permitted before. Indeed this issue has been accepted by the Council’s conservation officer in her response.

- 6.2 Rather than go through the “normal” format of reports, it is considered appropriate in this case to simply revisit all the local issues and concerns of Council Officers, the Parish Council and objectors, and describe how these have been satisfactorily resolved, in the officer’s view, or mitigated by condition, as appropriate.

6.3 Planning Policy.

- 6.3.1 Policy ENV20 in the saved District Local Plan allows for the redevelopment of rural buildings in the countryside to alternative uses, including housing, providing that it lies in a sustainable location. It is considered in this instance that the proximity of the site to the settlement of Newbury [and indeed in the future to the wider Sandleford Park strategic housing allocation] means that many local facilities are / will be, easily accessible. The test of sustainability is accordingly met. There are then 8 criteria contained in the policy, which need to be met if applications are to be approved. These will be discussed below.

- 6.3.2 In terms of Core Strategy policy ADPP2, this notes, inter alia, that the required housing for the District should be focussed where possible on brown field sites, which is the case for this application site. Policy CS4 considers housing type and mix. This proposal ensures a good mix of housing being 2, 3 and 4 bedroomed, but the overall site density is low at 24 units per ha. This is in recognition of the site constraints such as the Historic Park and the listed building to the south. Policy CS5 corresponds to the provision of suitable infrastructure etc. In this instance, if the application is approved, it will be the subject of a s106 obligation which will mean an overall contribution of over £60,000 towards local facilities and services to mitigate the impact the new occupants of the housing will have upon the District. Policy CS6 corresponds to affordable housing. There is a 20% threshold for sites of between 5 - 9 dwellings and this equates to 2 affordable units on site which has been requested by the Council’s Housing Officer. However the same policy makes it clear that this is subject to viability testing, in accord with the advice in the NPPF of 2012.

- 6.3.3 The applicants have duly submitted a viability assessment which concluded that, due to the relatively depressed housing prices achievable on the site [due largely to the proximity of the A339] and the high infrastructure costs [e.g. demolition, land remediation and acoustic barriers], that if 2 affordable units were provided, the development of the site would not be viable. The viability report has been independently assessed by the Council’s Consultants, who have arrived at a similar conclusion. Officers see no reason to dispute these findings and so, on this basis, the s106 agreement will not include any affordable units.

- 6.3.4 Some concerns have been raised about the loss of a local business on the site. It is noted that the site is not a protected employment area as identified under CS9 in the Core Strategy. Accordingly the Council cannot insist that an alternative employment use be designated on site. The applicants have every intention of relocating elsewhere in the District in any event.

6.3.5 Finally, policy CS14 notes the requirement for new development to demonstrate high quality design which respects its surroundings and local context. This issue will be considered next.

6.4 Design and scale

6.4.1 The application scheme has been described already in this report, and the plans are available to the Planning Committee and public to peruse. The applicant in fact held pre application discussions with the case officer and the Council's Conservation Officer to achieve a scheme which is considered to be a distinct improvement over and above the more "suburban appearance" of the past approved scheme under 11/01548/FULD. The elevations prepared for this scheme create a true 1.5 storey scheme without the faux flat topped roof designed in the approved dwellings, and have a generally more rustic/ agricultural appearance reminiscent of a farm yard/ courtyard which of course the application site originally was. In this regard, the scheme respects not only the historical context and character of the site and its surroundings, including the Historic Park, but also, in the officers' view, the visual and physical setting of the Grade 2 listed farmhouse, which is important. It is accepted that plot 7 is now closer to the farmhouse than before [it is now a distance of 15m from the car port], but the more significant distance is that to the 7m high ridge, which is a length of 23m to the boundary / north elevation of the farmhouse.

6.4.2 The submitted amended sections indicate that the proposed ridge height of plot 7 and its associated dwellings at 121.90m aod is still lower than the ridge height of the farmhouse which is surveyed as being 121.77m aod i.e. some 0.87m higher. In this regard the new build will remain visually subordinate to the principal farmhouse, albeit this now lies in a distinctly separate domestic curtilage. In addition, in order to achieve this lower ridge level, the dwellings will be cut into the sloping site [from south to north] as plan number cs/ge.1/10a shows. The sections indicate that to the south of this excavated area, the existing ground levels will remain undisturbed, which is important to protect adjacent hedging/ vegetation.

6.4.3 One further objection has corresponded to the need to tarmac the adopted road surface. This is again regrettable in terms of the visual appearance promoted, but it is an absolute necessity to adopt the highway for ongoing road safety reasons – refuse trucks for example cannot stop on the A339. A condition could be applied to colour the tarmac in some way. In any event behind the service margin block paving can be applied. Next, again, whilst it might be regrettable to demolish the northern section of the curtilage listed barns on the site frontage, this is considered essential in order to access the site safely with the necessary forward sight lines. Traffic speeds are high and so are volumes on this section of the A339 as Members will appreciate. The section to be demolished is considered to be of little merit and is certainly not of "listable" quality in its own right per se.

6.5 Trees and vegetation.

6.5.1 Next, it will still be possible to achieve the former 3.5m "no dig" zone between the new development and the adjacent boundary as the amended layout plan number CS/GE.1/06h shows, between plot 7 and the boundary. The plan also shows the 1.5 m distance of the 2m high acoustic barrier to the cedar hedge, whose roots it is important to retain. In relation to trees on site, the applicants have now submitted

an updated tree report in September 2013, prepared by Certhia Consulting. The lack of a suitably updated report was a difficulty with the last application, [11/01548/FULD] but this has now been rectified.

- 6.5.2 As noted earlier, the Horse Chestnut will have to be removed, which is regrettable but the Tree Officer has already confirmed it is not worthy of a TPO, but the yew tree on the south eastern boundary can be suitably protected and retained. In regard to the Horse Chestnut, it has severe Honey Fungus and has no long term future, so would need to be felled for safety reasons in the future irrespective of the planning application. Similarly the Tree Officer has confirmed that, notwithstanding the relative proximity of the acoustic barriers to the cedar of Lebanon to the north of the site, [at a distance of nearly 11m to the trunk], it will not be damaged at root level.
- 6.5.3 It is however accepted that there may be some damage to the smaller sycamore trees on the site frontage due to the street works involving the widening of the existing footway to 2m, but this is not so significant as to merit rejection of the application on any basis. As with the past approved application the defined domestic curtilages of the dwellings is noted as stopping well short of the application site boundary in order that an appropriate landscaped buffer can be planted up around the site, so respecting the wider setting of the Historic Park to the east, albeit this has been substantially degraded over the past 10 years. This additional landscaping can be conditioned.

6.6. Acoustics

- 6.6.1 Members will appreciate from the Committee site visit and local knowledge that the site is particularly noisy due to local traffic. This is one of the potentially constraining factors in approving housing in close proximity, unless mitigating barriers can be located on site. In this case, after discussions with the Council's Environmental Health Officers, three acoustic barriers are to be erected on site. The first, on an east/west axis, is at the north along the rear of plots 1 - 3 for a distance of 42m. The second, again on an east/west axis, is adjacent the farmhouse for a distance of 30m. The third, running on a north/south axis, is to the south of the main access for a distance of 11m adjacent plot 9.
- 6.6.2 These measures will further protect the farmhouse in particular but also other dwellings on the site. Without going into detail, the Public Protection Officers have accepted these physical measures, which will ameliorate the noise impact upon local occupants, so making living conditions acceptable in relation to WHO standards. Accordingly the application is considered to accord with the advice in the NPPF which has superseded that in PPG24, and satisfies saved policy OVS6 in the District Local Plan.

6.7. Ecological and archaeological issues

- 6.7.1 Natural England have responded to the application, and have raised no specific objections. Firstly, they note that the scheme will have no detrimental impact upon the adjacent Greenham and Crookham Common SSSI. However, in relation to bats, the original Ecology Report of 2009 has been updated by a more recent report, in 2013, which notes there may be a transitional roost within building B2, which is to be part demolished.

- 6.7.2 Accordingly, it is recommended that before any development commences, a survey should be undertaken in order to consider bat emergence. If bats are located specific conditions will need to be applied [and an EPS Licence] before the partial demolition starts. The Council's Ecologist has recommended such conditions, and in addition a reptile survey is required to be undertaken. Finally, Natural England recommend landscape enhancements, which will be achieved via the scheme to be conditioned. It is thus officers' view that the application is now acceptable in ecological terms, so satisfying the policy advice on such issues in the NPPF of 2012.
- 6.7.3 In terms of archaeology, this application is not accompanied by any specific new heritage reports which considers the continuing potential of an ice house on the southern boundary of the application site. This is because a number of reports were prepared for the last application which has seen little change in built form proposed compared to this scheme. The Council's Archaeologist determined that whilst the subterranean structure found might be an ice house, this was not confirmed. However, in order to protect the situation, in accord with the Heritage advice in the NPPF [which essentially replicates that in PPS5 which was current when 11/01548/FULD was determined], a building recording condition was recommended. At the time of writing this report, the Council's Archaeologist has not responded - any note will be on the update sheet. The application, if approved, will include such a building recording condition.

7. Conclusion

7.1 The application site has had a long and complex planning history. What is important for the Committee, is to now consider the following issues:-

Issues in favour of the proposal.

1. There is a "fall back" position of an extant planning permission for 8 dwellings, which is considered to be a less attractive scheme than the current proposal.
2. The proposal involves the redevelopment of a brown field site in a relatively sustainable location, with good access.
3. It will provide a good mix of new housing, albeit none affordable.
4. All the ecological / archaeological arboricultural issues have [in the officers' view] been satisfactorily addressed.
5. The acoustic issues regarding noise from the A339 have been successfully mitigated by the proposed noise barriers.
6. It will involve the loss of a rather unattractive and dilapidated site which whilst serving a valuable employment function, is in need of investment, and repair.
7. The application scheme fully complies with saved and current planning policy, and the s106 issues have been resolved to the satisfaction of officers.

8. The scheme is well designed and is considered to fully respect the setting of both the listed farmhouse to the south and the wider setting of the adjacent Historic Park.

9. Officers consider that assuming the application is approved, notwithstanding the parish council's worries, the suggested comprehensive range of planning conditions to be applied will adequately safeguard adjoining amenity and highway safety etc, to the satisfaction of existing [adjacent] and future occupiers of the site in full accord with extant Development Plan Policy.

All applications determined by the Council are required to be examined against the three dimensions in the NPPF of 2012. The first is economic. The application, if approved, will mean the loss of a local business on this site, which will have a negative impact. However, it is anticipated, although this cannot be conditioned, that Gilson's Engineering will relocate elsewhere in the District, or nearby. Secondly, in social terms there is considered to be a neutral impact. Finally, in environmental terms, these issues have been examined above and found to be positive.

Given all of the above, having regard to the strong reasons to support the application, the development considered is acceptable and an approval, with appropriate conditions, is fully justifiable.

8. Full Recommendation

The Head of Planning and Countryside be authorised to GRANT conditional planning permission, subject to the first completion of the required s 106 planning obligation.

If for any reason the s106 obligation is not completed by 28th February 2014, the application, if expedient, be refused for the following reason:-

"Notwithstanding the applicant's willingness to do so, the required s106 obligation to mitigate the impact the new occupiers of the housing will have upon the District's facilities, services and infrastructure, has not been completed. Accordingly, since the application is contrary to the advice in the NPPF of 2012, para 122 of the 2010 CIL Regulations [as amended], policy CS5 of the West Berkshire Core Strategy 2006 to 2026, and the SPD adopted June 2013 - Delivering Investment From Sustainable Development, it is unacceptable."

CONDITIONS

1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against the advice in the DMPO of 2010 should it not be started within a reasonable time.

2. No development shall commence until samples of the materials to be used in the proposed development are submitted on the application site and approved in writing by the Local Planning Authority. The materials must be submitted on site only, for approval. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include the submission of samples of glass, plastic and mortar

materials. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy CS14 of the West Berkshire Adopted Core Strategy 2006 to 2026.

3. No development shall commence until details of floor levels in relation to existing and proposed ground levels are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved levels. This shall include all relevant aod levels on the site and in relation to the farmhouse located to the south.

Reason: To ensure a satisfactory relationship between the proposed dwellings and the adjacent land in accordance with Policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

4. The development must be built out in strict accord with the site plan number CS/ GE.1/ 06h received on 14th November 2013, and the additional section plans number CS/GE.1/10a received on the same date.

Reason: To clarify the planning permission in accord with the advice in the DMPO of 2010.

5. Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within the curtilages, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the over-development of the site and to safeguard the amenities of neighbouring properties in accordance with Policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

6. No development or other operations shall commence until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

a) Completion of the approved landscape scheme within the first planting season following completion of development.

b) Any trees shrubs or plants that die, become seriously damaged or die within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

7. No development shall commence (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with B.S.5837:2005. Such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall

take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 9 and detailed in figure 2 of B.S.5837:2005.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy ENV20 of West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

8. No development or other operations on site shall commence until an arboricultural method statement is 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. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

9. Prior to the commencement of building and other operations on site the vehicular, pedestrian/ cycle access(es) and associated engineering operations shall be constructed in accordance with the approved drawing(s).

Reason: In the interest of highway safety and to accord with Policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 in the interest of highway safety.

10. The existing vehicular access at the site shall be stopped up and abandoned immediately after the new access hereby approved has been brought into use. The footway/cycleway(s) and/or verge(s) shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interest of road safety and highway maintenance and in accordance with Policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

11. No development of the site shall be brought into use until visibility splays of 2.4m by 215 metres have been provided at the vehicle access point. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interest of road safety in accordance with Policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

12. Prior to the development being brought into use the cycle parking shall be provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles in accordance with Policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

13. No development shall commence until details to show a temporary parking area and turning space to be provided and maintained concurrently with the development of the site are submitted to and approved in writing by the Local Planning Authority. Such approved parking area and turning space shall at the commencement of development be provided and thereafter retained in accordance with the approved details until the development has been completed and shall during that time be used for parking by all employees, contractors and operatives or other visitors during all periods that they are working at or visiting the site.

Reason: In accordance with Policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 to ensure the development is provided with adequate parking facilities during the construction period, in order to minimise the incidence of off site parking in the locality which could cause danger to other road users or long term inconvenience to local residents.

14. No development approved by this planning permission shall take place until the following components of a scheme to deal with the risks associated with contamination of the site have each been submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

all previous uses

potential contaminants associated with those uses

a conceptual model of the site indicating sources, pathways and receptors

potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect the local aquifer in the area in accord with the advice in the NPPF of 2012.

15. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason To ensure that contamination at the site is remediated such that the site does not pose a threat to controlled waters. In accord with the advice in the NPPF of 2012.

16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To avoid potential hotspots on the site being discovered and not remediated in accord with the advice in the NPPF of 2012.

17. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning

authority. The scheme shall be implemented as approved. The well of the dairy and farmhouse plus the existing drainage on the Sandleford Farmhouse site must not be altered .

Reason: Areas of contamination may also be present at this site. Infiltration drainage must not be located in contaminated areas. In accord with the advice in the NPPF of 2012.

18. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure that any archaeological features or finds identified are adequately investigated and recorded. In accord with policy CS19 in the West Berkshire Core Strategy 2006 to 2026.

19. Prior to works commencing on site, the location of the mitigation measures outlined in para. 3.2 of the Gilson's Engineering, Sandleford Farm, Newbury, Bat Survey by Aluco Ecology Ltd and dated July 2009, and the recommendations in the arbtech report of 11th September 2013, will be supplied to the Local Planning Authority for approval. Such approved plan will be implemented in full and the measures undertaken shall be maintained thereafter. In addition, prior to works commencing on site, a reptile mitigation plan shall be submitted to the local planning authority for approval. Such approved plan to implemented in full and the measures undertaken shall be maintained thereafter

Reason: to protect species on site in accord with the advice in the NPPF of 2012.

20. No development shall commence until details of a scheme of works to protect the occupiers from externally generated noise is shall be submitted to and approved in writing by the LPA. All works forming part of the scheme shall be completed before any dwelling is occupied.

Reason: to protect the amenities of the new occupants, in accord with policy OVS6 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

21. The hours of work for all contractors (and sub-contractors) for the duration of the site development shall, unless otherwise agreed in writing by the Local Planning Authority, be limited to; 7.30 am to 6.00 pm on Mondays to Fridays, 7.30 am to 1.00 pm on Saturdays, and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In order to protect the amenities of surrounding residents in accordance with policy ENV20 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

22. The dwellings shall achieve Level 4 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for house design which replaces that scheme). No dwelling shall be occupied until a final Code Certificate relevant to it, certifying that Code Level 4 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for house design which replaces that scheme) has been achieved, has been issued and a copy has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS15 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document Quality Design (June 2006).

23. No development or other operations shall commence on site until details of the proposed access, hard surfacing, drainage and services providing for the protection of the root zones of trees to be retained has been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy CS18 of the West Berkshire Core Strategy 2006 to 2026.

24 No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy CS18 of West Berkshire Core Strategy July 2006 to 2026.

INFORMATIVE:

- 1 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.

DC