

WESTERN AREA PLANNING COMMITTEE
23/09/ 2020

UPDATE REPORT

Item No: (1) **Application No:** 18/03061/RESMAJ **Page No.** 23-56

Site: Land Adjacent To Hilltop, Oxford Road, Donnington

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions

Parish Council: Shaw-Cum-Donnington

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: David Wilson Homes

Ward Member(s) speaking: Councillor Steve Masters
Councillor Lynne Doherty

1. Additional Public Representations

Public representations:	<p>3 additional neighbour representations received objecting to the proposal on the grounds set out below:</p> <ul style="list-style-type: none">• Adverse impact on flood risk having regard to existing water flows and existing flooding issues within the locality;• Adverse Highway's impact taking into impact on Kiln Road and Walton Way which are short cuts to the A4 & A339;• Lack of consultation with local stakeholders (including St Marys Church who own the primary school and allotments adjacent to the Village Hall) - the income of the Village Hall is dependent on the School and future use is uncertain, the viability of these community facilities is compromised. Proper consideration of how these existing facilities can be preserved and enhanced sustainably for the benefit of the new combined community has not taken place.• The local centre close to the A339 roundabout is misleading because there is no guarantee it will be built. There is a failure to secure adequate social provision and cohesion between the two new proposal and existing community. Existing
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	<p>community initiatives such as the SAFE initiative between St Mary's and the SCD Parish Council, borne out of the pandemic community need, should be preserved, enhanced and built upon rather than being sidelined by a lack of community cohesion and provision of facilities.</p> <ul style="list-style-type: none"> • There is insufficient provision of features to respond to the climate emergency as well as promote health through natural beauty and green activity such as allotments and recreational space. Cycling and walking should be encouraged by the developments. • The S106 agreement for these proposals does not provide any significant benefit to the existing and future members of the Community • It has been represented to Shaw Parish Councillors that the Parish Council will receive 15% of the CIL Monies but this does not translate into this level of funding in reality. <p>Further comment raised whether:</p> <ul style="list-style-type: none"> • the proposal could include an 'Older Adults Home' with with suitable accommodation for an elderly person and their Carer, given the rise in OA and Dementia which requires a permanent Carer from its mid stages; and • Is it possible for the developers to include Hedgehog Highways to and from each garden as per the National campaign by Hugh Warwick the Nature Conservationist who is seeking to ensure this is achieved by all larger residential developers.
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2. Additional Clarification by Officers

Phasing of Development

The outline application is subject to a planning condition that requires the development of the site to be carried out in accordance with a phasing plan. This has been discharged under (18/03020/COND1) and sets out the following phases:

- Phase 1,2,3,4 - 222 dwellings in total on the Western Parcel of Land (DWH))
- Phase 5 – School
- Phase 6 – Local Centre
- Phase 7 – 179 Dwellings

The above phasing plan requires the school and local centre to be delivered before the occupation of the 223rd dwelling.

In addition, the s106 legal agreement requires the School land to be transferred to the council by occupation of the 50th dwelling and the council to procure construction by 100th dwelling.

In respect of the proposed allotments, a further planning condition (no.13) is proposed, as set out further below requiring details and timetable for the implementation of the allotments to be agreed with the council.

Impact on PROW (SHAW 4/4) During Construction

The outline application is subject to conditions (no's 10 and 14 requiring the submission of a construction management plan and as well details of any works affecting the PROW under the A339 which would be agreed in consultation with the PROW Officer to ensure appropriate arrangements are in place to allow safe access to the PROW during the construction period. Informative notes were also provided to ensure the developer is aware of the need to minimise impact on the PROW.

Implementation of the Improvement Works to the Underpass

Outline planning condition 14 requires the underpass works to be agreed and implemented prior to occupation of any dwelling under a separate discharge of conditions application. The details are not yet agreed.

3. Additional Consultation Responses

WBC Highways (summarised by officers):

- School car parking – following site visits to comparable 1 FE schools in Newbury at school closing times including Robert Sandilands and Fir Tree School, it was noted that circa 45 vehicles from parents were been observed parking at school drop off and collection time. Taking into account 41 spaces shown and additional on-street parking, the proposed school car parking arrangements are considered acceptable.
- Surveillance of the Subway - the western end of subway taking into the housing layout, on balance, is considered to be sufficiently overlooked to ensure pedestrian safety within the subway.
- Car parking – minor shortfall in car parking identified but following additional clarification from the applicant, car parking provision is considered acceptable overall.

Overall, no objection subject to planning conditions securing details of electric charging points, road and layout to adoptable standards, visibility splays, provision of parking/turning areas and provision of cycle parking.

Speen Parish Council

Proposal would not comply with policies CS13 (Transport), CS14 (Design Principles), CS15 (Sustainable Construction and Energy Efficiency), CS17 (Biodiversity), CS19 (Historic Environment and Landscape Character) for the following reasons (summarised by officers):

- The layout design is focused around use of the motorcar and lacks areas for play. Design is unimaginative, very ordinary and extremely car dominated in spite of the fact that there is to be a bus route through the western parcel which would suggest a sustainable location therefore less cars should be needed. Electric car charging provision should be provided.
- Proposal has standard house types and significant hardstanding compared to the open space provision envisaged at the outline stage.
- Play spaces are not as integrated into the housing layout as was suggested in the outline application and there is no sense of any play value in the corridors of buffer planting.
- Proposal lacks sustainable construction or energy efficiency measures.
- Proposal is within the setting of the town, views from the north, the glimpsed views of Donnington Castle but also the historic landscape of Shaw - the setting of the church and also the importance of the Civil War.
- The proposal lacks ecological mitigation for habitat creation or preservation of existing important habitats.
- Allotments - in order for the land to be used properly as allotments the land should be graded/terraced and appropriately provided with topsoil etc.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following (amended) list of planning conditions:

1	<p>Reserved Matters Related to Outline Permission</p> <p>This permission relates solely to the reserved matters referred to in Condition 3 of the Outline Planning Permission granted on 25 June 2020 under application reference 19/00442/OUTMAJ (which is a variation of 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 on 20 March 2017). Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions imposed on that outline planning permission.</p> <p>Reason: The reserved matters cannot be considered separately from the permission to which they</p>
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	relate and the conditions imposed on that outline permission are still applicable.
2	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans listed below:</p> <p>Layouts</p> <ul style="list-style-type: none"> • Planning layout - H7391/PL/01 Rev T • Access and Movement layout - H7931/AML/01 Rev F • Bin Collection - H7931/BCL/01 Rev A • Garden Areas - H7931/GAL/01 Rev F • Highways Adoption - H7931/HAL/01 Rev G • Materials - H7931/ML/01 Rev F • Storey heights - H7931/SHL/01 Rev F • Surveillance and Protection - H7931/SPL/01 Rev F • Tenure Plan - H7931/TL/01 Rev F <p>House Types - Private</p> <p><i>Ingleby</i></p> <ul style="list-style-type: none"> • H403--C7/01 Rev B • H403--C7/02 Rev B <p><i>Bradgate</i></p> <ul style="list-style-type: none"> • H417---7/01 Rev B • H417---7/02 Rev B • H417---7/03 Rev B • H417---7/04 Rev B <p><i>Winstone</i></p> <ul style="list-style-type: none"> • H421 - - - 7/01 Rev B • H421 - - - 7/02 Rev B • H421 - - - 7/03 Rev B • H421 - - - 7/04 Rev B <p><i>Avondale</i></p> <ul style="list-style-type: none"> • H456 - - - 7/01 Rev C • H456 - - - 7/02 Rev C • H456 - - - 7/03 Rev C • H456 - - - 7/04 Rev C <p><i>Holden</i></p> <ul style="list-style-type: none"> • H469- - X7/01 Rev B • H469- - X7/02 Rev B • H469- - X7/03 Rev B • H469- - X7/04 Rev B <p><i>Hollinwood</i></p>

- H486 --- 7/01 Rev C
- H486 --- 7/02 Rev C
- H486 --- 7/03 Rev D
- H486 --- 7/04 Rev D

Manning

- H577 --- 7/01 Rev C
- H577 --- 7/02 Rev C
- H577 --- 7/03 Rev C
- H577 --- 7/04 Rev C

Evesham

- H586-H-7/01 Rev C
- H586-H-7/02 Rev C
- H586-H-7/03 Rev C
- H586-H-7/04 Rev C

Henley

- H588 --- 7/01 Rev C
- H588 --- 7/02 Rev C
- H588 --- 7/03 Rev C
- H588 --- 7/04 Rev C

Ashdown

- P286-E-7/01 Rev B
- P286-E-7/02 Rev B
- P286-I-7 Rev B

Hadley

- P341 -- D7/01 Rev C
- P341 -- D7/02 Rev C
- P341 -- D7/03 Rev B
- P341 -- D7/04 Rev C
- P341 -- D7/05 Rev B
- P341 -- D7/06 Rev C
- P341 -- D7/07 Rev A
- P341 -- D7/08 Rev A
- P341 – WD7 Rev B (elevations)
- P341 – WD7 Rev B (plans)

Archford

- P382 – E – 7/01 Rev B
- P382 – E – 7/02 Rev C
- P382 – E – 7 – SP/03 Rev C

Kennett

- T310-E-7/01 Rev C

- T310-E-7/02 Rev D
- T310-E-7-SP/03 Rev C
- T310-I-7/01 Rev B
- T310-I-7/02 Rev B

Affordable Housing Types

P231

- P231 - - - 7 Rev B (elevations)
- P231 - - - 7 Rev B (plans)

Plots 154 – 162

- H7931/E/01 Rev E
- H7931/FP/01 Rev E
- H7931/FP/02 Rev E

Plots 179 – 184 and 202 – 207

- Plots 179 – 184 and 202 – 207 Rev C (elevations)
- Plots 179 – 184 and 202 – 207 Rev C (GF & FF plans)
- Plots 179 – 184 and 202 – 207 Rev C (SF Roof plans)

SF58

- SF58.59-01 Rev C
- SF58.59-02 Rev B
- SF58.59-03 Rev B

SH51

- SH51-E-7/01 Rev D
- SH51-E-7/02 Rev E
- SH51-I-7/01 Rev D
- SH51-I-7/02 Rev D

SH52

- SH52-E-7/01 Rev D
- SH52-E-7/02 Rev F
- SH52-E-7/-SP/03 Rev E
- SH52-I-7/01 Rev D
- SH52-I-7/02 Rev B

SH55

- SH55-E-7/01 Rev C
- SH55-E-7/02 Rev C

SH54

- SH54-E-7/01 Rev A
- SH54-E-7/02 Rev A

Ancillary*Bin Store Plots 202-207*

- H7931/BS/01 Rev A

Bin Store Plots 179 – 184

- H7931/BS/02 Rev C

Bin Store Plots 154 – 162

- H7931/BS/03 Rev B

Double Garage Plots 1 & 2

- H7931/G/01 Rev A

Single Garage

- H7931/G/02 Rev A

Double Garage

- H7931/G/03 Rev A

Twin Garage

- H7931/G/04 Rev A

Single Garage Plot 4

- H7931/G/05 Rev A

Brick Wall Detail

- H7931/SW/01

Close Boarded Timber Fence Detail

- H7931/CB/01

Post & Rail Fence Detail

- DB-SD13-007

Timber Gate Detail

- H7931/TG/01

Timber Shed Detail

- H7931/CS/01

Cycle Shelter Detail

	<ul style="list-style-type: none"> • H7931/CSH/01 <p>Landscaping</p> <p><i>Soft Landscaping</i></p> <ul style="list-style-type: none"> • 1607/P66 Rev H Sheets 1 - 7 <p><i>Surface finished and kerb specification</i></p> <ul style="list-style-type: none"> • 3201-NORTH-ICS-XX-DR-C_004.1-C03(A) • 3201-NORTH-ICS-XX-DR-C_004.2-C03(A) • 3201-NORTH-ICS-XX-DR-C_004.3-C03(A) • 3201-NORTH-ICS-XX-DR-C_004.4-P05(D2) • 3201-NORTH-ICS-XX-DR-C_004.5-P06(D2) • 3201-NORTH-ICS-XX-DR-C_004.6-P06(D2) <p>All of the above received on 14 August 2020.</p> <p>Photos</p> <p>Photos of materials samples received on 20 February 2020.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
3	<p>Housing Unit and Tenure Mix</p> <p>The development hereby permitted shall be carried out in accordance with the site wide housing unit and tenure mix (document reference 20191021) received by the Local Planning Authority on 14 August 2020.</p> <p>Reason: To comply with the requirements of condition 4 of Outline Planning Permission Reference 19/00442/OUTMAJ granted on 25 June 2020 which requires the first reserved matters application to include a schedule of the housing unit and tenure mix for the whole site in accordance with the provisions of the National Planning Policy Framework (2019), Policies CS4, CS6 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
4	<p>Strategic Landscape Plan</p> <p>The development hereby permitted shall be carried out in accordance with the strategic landscape framework plan (drawing ref 1607/P65d) and supporting landscape note (document reference 1607 29D condition 5 Note AW HM 140820) received by the Local Planning Authority on 14 August 2020.</p> <p>Reason: To comply with the requirements of condition 5 of Outline Planning Permission Reference 19/00442/OUTMAJ granted on 25 June 2020 which requires the first reserved matters application to include a strategic landscape plan for the whole site in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
5	<p>LEAP and LAPS Detailed Design</p> <p>Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until boundary treatment, external lighting, soft and hard landscaping and seating for the LEAP and LAP (identified on drawing H7931/PL/01 rev T) have been provided in accordance with details that have first</p>

	<p>been submitted to and approved in writing by the local planning authority. The LEAP and LAP shall be provided in accordance with the approved details prior to the completion of phase 3 of the development (set out on drawing H7931/PHL/01 rev B approved under application reference 18/03020/COND1 on 8 February 2020).</p> <p>Reason: To protect the character and appearance of the area, and in the interests of security and safety. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
6	<p>Pedestrian/Cycle Access to Oxford Road</p> <p>Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until details of the final levels/gradients, boundary treatment and any gates/barriers for the pedestrian/cycle access to Oxford Road adjacent to dwellings identified as '8 Link Way' and 'Denham' (identified on drawing H7931/PL/01 rev T) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of safety for users of the pedestrian/cycle link in accordance with the National Planning Policy Framework (2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
7	<p>Details of proposed footpath/cycle link and interface with PROW</p> <p>Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until details of the new footpaths, their construction specification and means of integration with Public Rights of Way SHAW/4/1 and SHAW/4/4 around the A339 underpass (identified on drawing H7931/PL/01 rev T) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To encourage sustainable modes of transport and to ensure development is integrated with the surrounding public rights of way network in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
8	<p>Secured via Design Measures</p> <p>No dwelling shall be occupied until details of a package of 'Secured by Design' measures, which include details of the access control systems and post boxes for the approved apartment blocks, have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details, and each respective dwelling shall not be occupied until the measures relevant to that dwelling are implemented in their entirety.</p> <p>Reason: In the interests of creating a safe and sustainable community in accordance with the National Planning Policy Framework (February 2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
9	<p>Removal of PD Rights</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargement (including side and rear extensions), improvement or other alteration of the dwellinghouses, additions or buildings or enclosures incidental to the enjoyment of the dwellinghouses, or enlargement/alterations to the roofs (including dormer windows) of the dwellinghouses falling within</p>

	<p>Classes A, B and E as set out below for the respective plots:</p> <ul style="list-style-type: none"> No permitted development under Class B - Plots 1 to 15, 35, 36, 38 to 42, 44 to 49, 51, 53 to 56, 58, 63 to 66 to 68, 70 to 73, 78, 80 to 84, 101 to 106, 108, 109, 150, 153, 163 to 166, 170 to 178, 187 to 194, 196 to 200, 208, 209, 211, 220, 221 and 222. No permitted development under Classes A and E - Plots 31 to 34, 57, 63 to 65, 71 to 73, 93, 101, 102, 111 to 113, 116, 124 to 129, 131 to 133, 145, 176, 185 to 192, 212, 219 - 222. <p>Reason: Taking into the account the significant changes in levels across the site and proposed garden sizes in order to protect neighbouring residential amenity in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
10	<p>Implementation of Soft Landscaping</p> <p>The development shall be carried out in accordance with the approved soft landscaping scheme set out in:</p> <ul style="list-style-type: none"> Soft landscape drawings ref 1607/P66 Rev H (Sheets 1 – 7); Strategic landscape framework plan (drawing ref 1607/P65d); and Landscape note (document reference 1607 29D condition 5 Note AW HM 140820) <p>Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.</p> <p>The approved landscape buffer planting around the boundaries of the site shall be completed within the first planting season following the completion of phase 1 of the development (set out on drawing H7931/PHL/01 rev B approved under application reference 18/03020/COND1 on 8 February 2020) and all remaining planting shall be completed within the first planting season following completion of phase 4 of the development unless an alternative timetable for implementation is otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping and to protect the character and appearance of the area. The condition is imposed in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
11	<p>Bus Gate Details (or Alternative vehicular restrictions) to Love Lane</p> <p>Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until details of the precise location, specification, method of operation, maintenance and timetable for implementation of the proposed bus gate or alternative means of restricting vehicular access to the application site from the Love Lane has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of road safety and free flow of traffic within the local highways infrastructure. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006- 2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>

12	<p>Obscure Glazing</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the windows identified on the respective dwelling plots below shall be of a top opening design only and shall be fitted with obscure glazing before each respective dwelling is first occupied and thereafter shall be retained in this form. Any replacement windows shall also be of top opening design and incorporate obscure glazing.</p> <p>Plots 8,9,10,20,25,32,58,63,73,81,83,85,92,95,109,115,126,129,135,136,137,147,167,171,190,191,201 and 213– west facing 1st floor window(s) Plots 14,26,28,42,48,121,130,138,140,143,173,176,178 and 217 – north facing 1st floor window(s) Plots 3,7,19, 21 to 24, 44, 51, 61, 62, 74, 75, 80, 84 and 86 – east and west facing 1st floor window(s) Plots 5,15, 36,56, 66,70,90,91,94,96,108,117,122,124,127,134,146,149,163,164 and 187 – east facing 1st floor window(s) Plots 11,27,39,40,41,43,54,55,59,78,87,98,104,118,139,141,142,177,210,216 and 218 – south facing 1st floor window(s) Plots 12,13,17,29,38,46,47,48,49,53,68,105, 106,119 and120 – north and south facing 1st floor window(s)</p> <p>Reason: To protect neighbouring residential amenity in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
13.	<p>Allotment Details</p> <p>Notwithstanding the information shown on the supporting plans, no dwelling shall be occupied until the detailed specification, timetable for implementation, hard and soft landscaping, proposed levels and boundary treatments for the allotments (identified on drawing H7931/PL/01 rev T) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the allotments are accessible, fit for purpose to encourage their use and to protect the character and appearance of the area in accordance with the National Planning Policy Framework (2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
14.	<p>School Drop off Areas and on-street Car Parking</p> <p>Notwithstanding information shown on the supporting plans, no dwelling shall be occupied on phase 2 of the development (set out on drawing H7931/PHL/01 rev B approved under application reference 18/03020/COND1 on 8 February 2020) until the detailed specification of the school drop off areas with associated car parking, strategy for their maintenance and timetable for implementation have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of road safety and free flow of traffic within the local highways infrastructure. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006- 2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>

15	<p>Cycle parking</p> <p>No dwelling shall be occupied until the associated cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
16	<p>Pumping Station and Substation Details</p> <p>Notwithstanding the information shown on the supporting plans, no dwelling shall be occupied until the detailed design and specification (including noise emission levels), hard and soft landscaping and boundary treatments for the pumping station and electric substation (identified on drawing H7931/PL/01 rev T) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To protect neighbouring residential amenity and to protect the character and appearance of the area in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.</p>
17	<p>Electric Vehicle Charging Points</p> <p>No dwelling shall be occupied until details of electric vehicle charging points have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details, and each respective dwelling which is allocated an electric charging point shall not be occupied until the electric charging point relevant to that dwelling is provided. The charging point shall thereafter be retained and kept available for the potential use of an electric car.</p> <p>Reason: To promote the use of electric vehicles and to encourage sustainable modes of transport in accordance with the National Planning Policy Framework (2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
18.	<p>Layout and Design Standards</p> <p>The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. To ensure the provision of adoptable roads, the developer shall enter into a S38 Agreement for the adoption of the site. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of road safety and flow of traffic and to ensure satisfactory waste collection. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
19	<p>Visibility splays</p> <p>Visibility splays shall be provided in accordance with drawing number H7931/PL/01/T dated August 21st 2020. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.</p>

	Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).
20	<p>Parking/turning in accord with plans</p> <p>No dwelling shall be occupied until the associated vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>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 imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>