

Item No.	Application and Parish	No.	Statutory Target Date	Proposal, Location, Applicant
(3)	20/00912/FULEXT	29 th April 2021*		Erection of 16 dwellings and associated landscape and highway works. Land at End Of Charlotte Close Hermitage Thatcham CALA Homes Ltd
*Extension of time agreed until 29 April 2021				

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00912/FULEXT>

Recommendation Summary:

To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.3 of the report) and the completion of a Section 106 legal agreement.

OR

If the legal agreement is not completed by the 28th July 2021 (3 months of the committee meeting), to **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION**, for the reasons set out in Section 8.4 of the report or to extend the period for completion if it is considered expedient to do so.

Ward Members:

Councillor Hilary Cole
Councillor Garth Simpson

Reason for Committee determination:

More than ten letters of objection received

Committee Site Visit:

N/A

Contact Officer Details

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1. Introduction

- 1.1 This application seeks full planning permission for the erection of 16 dwellings and associated landscape and highway works
- 1.2 The proposal put forward will deliver the following housing mix:
- 2 No one bedroom flats
 - 2 No two bedroom houses
 - 7 No three bedroom houses
 - 5 No four bedroom house
- 1.3 As part of the application scheme, it is proposed to include 40% of the dwellings as affordable housing (a total of 6 units), which will be 'pepper potted' around the site, in accordance with policy CS6 of the Core Strategy.
- 1.4 The site is an overgrown greenfield site in the service village of Hermitage, within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site lies to the north of Station Road, which leads to the old train station to the east and the adjacent associated old depot site, a redundant commercial brownfield site, which has since been developed for housing and is now known as Hermitage Green. The application site also abuts a field in pasture to the east and the rear garden of the White Horse Public House to the north. To the west the site abuts, No. 2 Charlotte Close and the side and rear of No. 4 Charlotte Close. No 2 Charlotte Close is a Class C2 residential institution housing and providing care to young people attending school locally. The application site also shares the western boundary with the new development under construction for a convenience store, 4 No. apartments and 4 No. dwellings.
- 1.5 The site has an existing gated access off Charlotte Close, which is a short cul-de-sac on the east side of Newbury Road, the village spinal road (B4009). Charlotte Close is situated to the north of and at close proximity to the mini roundabout at the southern end of the village. The south western part of the site, including the access area by Charlotte Close, are situated within an identified critical drainage area, which is the lowest point of the site. The local topography is such that ground levels rise gently from the south west towards the north east portion of the site. The adjacent Station Road along the southern boundary has been built at a raised level, above the ground level at the application site.
- 1.6 There are many existing trees on site, including mature specimens, situated primarily around the periphery, as well as boundary hedges, especially among the south east and northern boundaries. Four large mature trees on site were felled in 2016, following which the whole site was the subject of an Area Tree Preservation Order (TPO) designation. The TPO was subsequently confirmed on individual specimens to the east and also on the group of trees along the southern site boundary along Station Road.

2. Relevant Planning History

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

Application	Proposal	Decision / Date
82/18460/ADD	Housing	Refused and Appeal dismissed in 1984
17/00368/SCREEN	EIA Screening Opinion	EIA Statement not required
17/01144/FULEXT	Erection of 37 dwellings and associated landscape and highway works	Refused and Appeal dismissed in 2018

2.2 The planning history shows two different planning applications for housing that have been refused and subsequently dismissed at appeal. The latest appeal decision notice under reference 17/01144/FULEXT is attached as an appendix for information.

3. Procedural Matters

3.1 The latest proposed development falls within the column 1 description at paragraph 10 (b) (Urban development projects) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. An EIA screening exercise has been completed. The proposed development does not exceed the threshold in column 2 of Schedule 2 (number of dwellings and the site area does not exceed 5 hectares). It is concluded that an EIA statement is not required in terms of the EIA Regulations.

3.2 A site notice was displayed on 04th May 2020 and the deadline for representations expired on 25th May 2020.

3.3 The development has been amended on numerous occasions. The main amendment plans and additional supporting information package was received in September 2020 in response to officer-level feedback. According to the Planning Practice Guidance, where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary, taking into account a number of considerations including previous objections, and the significance of the changes. These amendments have been to address specific technical concerns raised by consultees, the amendments have been made publically available via the Councils planning website. Given that these amendments have been in response to technical issues and altered the originally proposed scheme, it has been necessary for amended plans site notices to be displayed. An amended plans site notice was displayed on 17 September 2020 and the deadline for representations expired on 08 October 2020. Further minor amendments were made after this date, however these amendments did not warrant the display of additional site notices.

3.4 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development. The development is CIL liable and chargeable as residential development.

3.5 More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

4.1 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.

Hermitage Parish Council:	No objection subject to recommended conditions
Chieveley Parish Council (adjacent parish) :	No objection
Cold Ash Parish Council (adjacent parish):	No objection
WBC Highway Authority:	No objection subject to recommended conditions
WBC Ecology Officer	No objection subject to recommended conditions
WBC Archaeology Officer	No objection
WBC Tree Officer	No objection subject to recommended conditions
WBC Local Lead Flood Authority	No objection subject to recommended conditions
WBC Environmental Health	No objection subject to recommended conditions
WBC Conservation:	No objection, no building conservation required
WBC Education:	No objection, impact from the proposed development will be met by CIL.
WBC Waste Management	No objection subject to recommended condition
WBC Housing Development	No objection
WBC Landscape Consultant	No objection
North Wessex Down AONB	No comments received

Environment Agency	No comments response
Thames Valley Police - Crime Prevention Advisor	No objection
Thames Water	No objection, subject to recommended condition and informatives

Public representations

- 4.2 Representations have been received from 20 contributors in objection and one impartial contributor.
- 4.3 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 planning related points have been raised:
- All green areas should be fitted with bollards to stop parking
 - Impact of parking within the surrounding streets and lack of visitor parking
 - Inadequate access - access and egress from this site should not be via Charlottes Close
 - Traffic should be allowed to exit out of Station Road
 - Along with new Co-Op store, the development will lead to traffic congestion
 - Increased traffic movements affecting highway safety
 - Concerns with regard to inadequate drainage in this area.
 - Concerns with regard to new footpath in terms of security
 - Lacking designated play area for such a large development.
 - Encroachment over the rural development envelope.
 - Significant impact on wildlife.
 - Impact on neighbouring amenity
 - No consideration of the existing landscape when formulating these plans.
 - Development will harm the character of the North Wessex Downs AONB
 - Provision of 2 and 3 storey domestic dwellings has been refused previously.
 - Only 15 homes were approved through the HSA DPD
 - The existing village infrastructure (particularly the roads) and services (schools and GP provision) cannot support any more development
 - Local GP surgery in Chieveley is already overcrowded
 - No detailed surveys with regard to 'working with communities'
 - Impact on the flow of groundwater could cause subsidence
 - Development contravenes The Hermitage Parish Plan
 - The development will not have sufficient utility services
 - Thames Water reservoirs unable to supply the current consumers.

5. Planning Policy

- 5.1 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.

- Policies NPPF, ADPP1, ADPP5, CS1, CS4, CS5, CS6, CS13, CS14, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Housing Site Allocations Development Plan Document (HSA DPD): Policies: GS1, HSA24 (this allocated housing site), HSA25 (adjacent allocated housing site), C1, P1
- Policies OVS.5, OVS.6, TRANS.1, RL.1, RL.2, and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2019-2024
- North Wessex Downs AONB Position Statement: Housing (October 2012)
- Quality Design SPG (2006)
- Sustainable Drainage SPD (2017)
- Planning Obligations SPD (2015)
- Conservation of Habitats and Species Regulations 2017
- West Berkshire CIL Charging Schedule
- Manual for Streets
- West Berkshire Council Landscape Character Assessment 2019
- West Berkshire Cycle and Motorcycle Advice and Standards for New Development 2014
- A Village Design Statement (VDS) for Hermitage SPD (2004)
- Hermitage Parish Plan 2013

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Affordable housing
- Design, function, character and appearance of the area
- Public open space
- Impact on neighbouring amenity and quality
- On-site amenity and facilities
- Highways safety and Waste Management
- Trees and Landscaping
- Flooding and drainage
- Biodiversity
- Water / Sewerage infrastructure capacity
- Education Service
- Objections

Principle of development

- 6.2 Policy ADPP1 identifies the District Settlement Hierarchy where new development will be focused, primarily on previously developed land. Policy ADPP5 provides that landscape protection is of paramount importance within the North Wessex Downs AONB. The North Wessex AONB has a statutory designation under the Countryside and Rights of Way Act 2000. Specific to planning, the NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB, which has the highest status of protection in relation to landscape and scenic beauty.
- 6.3 According to Policy ADPP5, the North Wessex Downs AONB will have appropriate and sustainable growth that conserves and enhances its special landscape qualities. During the Core Strategy period provision will be made for the delivery of up to 2,000 dwellings. New housing allocations will be focused on the rural service centres and service villages within the North Wessex Downs, such as Hermitage.
- 6.4 According to Policy CS1, new homes will be primarily developed on land allocated for residential development in subsequent Development Plan Documents. According to Policy C1, there is a presumption in favour of development and redevelopment within the settlement boundary of Hermitage.
- 6.5 Policies ADPP1 and ADPP5 provide the area spatial strategy for the AONB within West Berkshire. According to these area delivery plan policies of the WBCS, allocations in the spatial areas will be made adjacent to existing settlement boundaries which will be re-drawn through the HSADPD.
- 6.6 Policy HSA 24 of the HSADPD is the site specific policy allocating the application site for housing. The full policy is set out below together with its associated plan (the associated plan also shows the adjacent allocated housing site):

Policy HSA 24

Land off Charlotte Close, Hermitage (site reference HER001)

The site has a developable area of approximately 1.1 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- The site will be accessed via Station Road and Charlotte Close with the provision of pedestrian and cycle linkages through the site to HER004 (Land to the south east of the Old Farmhouse).
- A Flood Risk Assessment (FRA) will be required as the site falls within an area at risk from surface water flooding with a small part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme.
- An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented to ensure any protected species will not be adversely affected.
- The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - The protection and enhancement of the tree line along Station Road and other on-site trees.
 - The protection and enhancement of the hedgerow along the eastern boundary.
 - The maintenance of the views through and over the built form to the woodland beyond.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).



6.7 The site has a developable area of approximately 1.1 hectares and the policy allocated approximately 15 dwellings. The red line application site is in keeping with the new

settlement boundary as redrawn by Policy HSA 24. As such the principle of new residential development is acceptable on this site.

- 6.8 The initial housing market mix included mainly 4 bedroom dwellings which did not reflect the Berkshire Strategic Housing Market Assessment (SMHA) 2015. The housing mix has been revised to ensure a more appropriate mix with smaller units appropriate for the site allocation, local housing market assessment and reflecting the settlement pattern, character and density as stated within policy HSA 24. The final housing mix is considered acceptable.

Affordable housing

- 6.9 Policy CS6 of the WBCS is concerned with the provision of affordable housing. In order to address the need for affordable housing in West Berkshire a proportion of affordable homes will be sought from residential development.
- 6.10 The proposed development includes provision for affordable housing. The provision is shown on the affordable housing plan, and the summary breakdown is shown below:

Social rent

- a) Plot 1 – three bedroom house – (6 Person space standard)
- b) Plot 2 – two bedroom house – (4 Person space standard)
- c) Plot 11 – one bedroom flat – (2 Person space standard)
- d) Plot 12 – one bedroom flat – (2 Person space standard)

Shared Ownership/Intermediate

- a) Plot 14 – three Bedroom house - (6 Person space standard)
- b) Plot 15 – two Bedroom house - (4 Person space standard)

- 6.11 The Council's priority and starting expectation will be for affordable housing to be provided on-site in line with Government policy. The affordable units will be appropriately integrated within the development and not grouped together.
- 6.12 The proposal therefore complies with Policy CS6 of the WBCS which requires 40% affordable housing provision on a greenfield site or development sites of 15 dwellings or more (or 0.5 hectares or more). This provision must be secured through a Section 106 planning obligation and the Council will expect units to remain affordable so as to meet the needs of both current and future occupiers. The Section 106 legal agreement would be completed prior to the issue of a planning permission.
- 6.13 In conclusion, the principle of development is acceptable in accordance with the policies discussed above. The wider development plan policies and other material planning considerations are further considered below.

Design, function, character and appearance of the area

- 6.14 The site is located within a location forming part of the AONB, as such the proposal has been considered in terms of its potential impact and harm on the character and

visual attractiveness of the area. This assessment has been based on the existing built form and the level of harm, if any from the proposed development.

- 6.15 The dwellings have been designed such that their layout, size and scale does not appear out of context in relation to the adjacent properties to the north and west or within the settlement. The height of the dwellings is in keeping with the height of the nearest dwellings along Charlotte Close, Station Road and Newbury Road and the proposed dwellings will merge well with the existing dwellings. During the consideration of the application, the height and design of the dwellings were revised to ensure the dwellings relate better to local vernacular in terms of design and appearance. The layout and gaps between buildings and plot sizes are also considered to be in keeping with the local area, a snicket was incorporated in the scheme to add pedestrian connectivity value within the site.
- 6.16 It is considered that the public and private spaces of the development are clearly distinguished with private gardens well enclosed to the rear of the properties. All public spaces are overlooked by the dwellings and so there is a good level of natural surveillance onto public open spaces and footpaths. The proposed layout has largely been informed by the large trees along the southern and eastern boundaries of the site which are protected by Tree Preservation Orders. The tree constraints have resulted in a slightly revised developable area as compared to the HSA 24 Plan within the HSADPD. The built development would be located away from the boundaries which is welcome and is acceptable in ensuring the dwellings can be delivered on the site whilst retaining the value of the protected trees along the boundaries. The built up area is therefore considered comparable to the HSA 24 Plan. Officers consider that the development sufficiently respects the character and appearance of the specific site and the AONB area.
- 6.17 A planning application for a convenience store, 4 No. apartments and 4 No. dwellings has been approved at the former Grand-a-Car garage to the west (application reference 19/00029/FULD). To the north east lies the approved outline scheme for “up to 21 dwellings” at The Old Farmhouse (application reference 17/03290/OUTMAJ).
- 6.18 A Landscape and Visual Impact Assessment (LVIA) has been submitted and reviewed by the Landscape Consultant.
- 6.19 The Landscape Consultant concluded that due to the well wooded landscape character of the area and the proximity to the built form of Hermitage, the site is limited with regard to the number of locations with views towards the site.
- 6.20 The proposed facades/architectural detailing have been amended to include more architectural detailing. The buildings on plots 1 and 7 have been modified as key landmark dwellings to include further architectural detailing to produce attractive dwellings and the previously proposed 4-terrace block has been removed.
- 6.21 The site is currently a paddock/agricultural land without any agricultural buildings. The surrounding character of the area has mixed rural and urban features. The majority of these adjacent dwellings consist of detached two storey housing similar to those proposed.

- 6.22 Considering the developable site area, the proposed density of the residential development will be approximately 15 dwellings per hectare. Given the landscape capacity work in relation to the site allocation within the HSA DPD, the proposed development is considered to comply with policy CS19 of the WBCS, and the site-specific policy HSA 24 in terms of its landscape and visual impact upon the character and appearance of the surrounding area and the AONB.

The North Wessex Downs AONB Management Plan 2019 – 2024

- 6.23 The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019 – 2024 describes the sense of remoteness and tranquillity associated with the North Wessex Downs as fundamental to the character of the AONB and vital to the enjoyment and appreciation of the landscape, the North Wessex Downs' vision seeks to make the North Wessex Downs AONB a place where development is low-impact. Officers consider that the proposed dwellings and landscaping are of an acceptable standard of design, size and scale within the context of the area adequately respecting and enhancing the distinctive village character of this part of the North Wessex Downs AONB.

Heritage

- 6.24 The Conservation Officer has no objections. The Archaeology Officer has reviewed the submitted Heritage Statement and concluded that there are no known archaeological features within the site, and that the archaeological potential would not be high. As such no further archaeological work is required.

Crime Prevention Design

- 6.25 The Crime Prevention Design Advisor for Berkshire at Thames Valley Policy (TVP) has been consulted. Advice was given that the scheme provides a suitable depth of defensible space between the footpath and the frontage of the dwellings. Following a review of the amended plans, including the proposed snicket the TVP Crime Prevention Design Advisor has indicated that they have no objections to the amended plans.
- 6.26 The proposal therefore complies with Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal also complies with the West Berkshire Supplementary Planning Document Series: Quality Design, and the Housing Site Allocations Development Plan Document's Policies GS1, C1, C3 and HSA 24.

Public open space

- 6.27 Policy CS18 aims to protect and enhance the district's green infrastructure and requires new development to make provision for high quality and multifunctional open space of an appropriate size and provide links to the existing green infrastructure network. The policy does also require, that in the exceptional circumstance where the loss of green space is permitted, that it is replaced by one of greater or equal size.
- 6.28 Policy RL1 of the West Berkshire District Local Plan states that the Council will require, in new residential development of ten or more dwellings, the provision of between 3 and 4.3 hectares of public open space per thousand population in such

form, scale and distribution as may be considered appropriate depending on local circumstances, together with associated facilities and equipment. The requirement is between 0.12 to 0.17 hectares of public open space for this number of dwellings.

- 6.29 Policy RL2 states that the provision of public open space may be satisfied in several ways, including by allocating space on the development site itself, by making space permanently available through formal agreement on other land in the applicant's control which is readily accessible from the development site and appropriate for public open space/recreational use, or in certain circumstances by making payment to meeting necessary open space or other recreational requirements within a reasonable distance of the development site.
- 6.30 The proposal seeks to incorporate a large area of public open space along the northern, eastern and southern parts of the site. This area provides multi-functional public open space, with a local equipped area for play (LEAP) near Station Road. Adjacent to the northern, eastern and southern boundaries will be a strip of land which together with the attenuation pond/basin are proposed to be used for landscape and ecological mitigation and enhancements. A total of 0.15 hectares of public open space is proposed, which achieves the policy requirement of between 0.12 to 0.17 hectares. It is also considered that the proposed open space will achieve the aspirations of the Quality Design SPD for good quality open space.
- 6.31 The LEAP and public open space will be secured under a Section 106 legal agreement.

Impact on neighbouring amenity and quality of life

- 6.32 Planning Policies CS14 and CS19 of the West Berkshire Core Strategy are of importance with regard to the potential impact upon neighbouring amenity.
- 6.33 The nearest dwellings are located to the south and north east of the site, however the dwellings most likely to be affected are the dwellings along Charlotte Close.

No 2 and 4 Charlotte Close

- 6.34 The existing property at No 2 Charlotte Close has a side - on relationship with Plot 1. Plot 1 also faces No 4 Charlotte Close. There are no fundamental concerns with a side-to-side relationship with a new dwelling on the application site. Concerns were raised with regard to the impact of vehicle headlights from the parking areas at Plot 1. It is considered that there is a sufficient distance between Plot 1 and No 4 Charlotte Close and any headlights would be limited to a few vehicle movements during the dark periods of the day. Plot 1 has a maximum building height of approximately 9.4 metres with the gable sloping away from No 2 Charlotte Close and an eaves height of approximately 4.7 metres. Given the side on relationship there is no impact in terms of overshadowing on to No 2 Charlotte Close. The wall to wall distance from Plot 1 to No 4 Charlotte Close is approximately 26 metres which is considered acceptable in accordance with the Council's guidance which sets a distance of approximately 21 metres.

No 2 Longworthy, Newbury Road

- 6.35 The existing property No 2 Longworthy, Newbury Road has a side -on relationship with Plot 13, although at a slight angle. Plot 13 has a maximum height of approximately 8.7 metres with a single storey car port attached to the closest elevation to the boundary with No 2 Longworthy, Newbury Road. Given the side on relationship there is no impact in terms of overshadowing. The proposed dwelling will likely overshadow the garden at No 2 Longworthy, Newbury Road, however given the site boundary and the angle of Plot 13 there would be minimal levels of overshadowing during the morning sun rise which would not warrant a refusal on those grounds.
- 6.36 The proposed dwellings will be set in a back to back arrangement with a distance of more than 21 metres between the dwellings, the Councils guidance for acceptable back to back distances is approximately 21 metres. The relationships of the proposed dwellings within the site are found to be acceptable. There are elements of overlooking within the site, which is to be expected in a relatively dense residential environment, however the design and layout of the proposal scheme does not result in overtly harmful relationships.
- 6.37 The proposed development would result in the loss of outlook, but an adequate side on relationship between the existing dwellings and Plots 1 and 13 would ensure an outlook gap is maintained from private amenity areas. The position of the windows would ensure no overlooking onto neighbouring amenity. The majority of the dwellings within the site have a side on relationship which is considered good design to limit neighbouring amenity impacts.
- 6.38 The boundary treatments are in keeping with the character of the area, and safeguard neighbouring amenity, finer details such as materials, and height can be secured by a condition. Such a condition is recommended within this report.
- 6.39 Given the existing residential context to the north, south and west, the proposal is not considered to have a sufficient detrimental impact upon the residential amenity of existing neighbouring properties in terms of noise and disturbance to warrant refusal of the application.
- 6.40 Overall the impact on neighbouring amenity from the proposed development is considered minimal and would not have a materially harmful impact on nearby residents such that the proposal accords with CS14 and the SPD on Quality Design.

On-site amenity and facilities for future occupiers

- 6.41 The Council's Supplementary Planning Document "Quality Design" Part 2 suggests a minimum garden size of 100 square metres for houses with 3 or more bedrooms. The eleven plots will all have garden areas of more than sufficient size to deliver the required number of dwellings to comply with the guidance within the SPDQD.
- 6.42 The proposed new use of the site is a more sensitive use which requires an assessment of the land risks of contamination. A condition has been appropriately recommended.
- 6.43 The proposed development is likely to cause disturbances to nearby residents during construction. To ensure sufficient protection from disturbance to nearby residential

properties, the applicant is required to submit a construction management statement secured by condition.

Highway safety

- 6.44 Policies CS13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan relate to highways. Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.
- 6.45 The planning application has been submitted with a Transport Statement (TS) which has been reviewed by the Highway Officer.
- 6.46 As detailed in the submitted TS, to calculate the expected traffic generation for the proposal, the Trip Rate Information Computer System (TRICS) database has been used. TRICS is an Ireland and UK wide database of traffic surveys of many uses including residential.
- 6.47 The TRICS projection are considered to be in line with the Councils own surveys of residential developments and the Highway Officer accepts that the projected traffic levels are acceptable and are in line with other consents and from surveys taken by Council highway officers at residential sites in Newbury. The Highway Officer expressed concern with regard to the impact of development on the nearby B4009 / Priors Court Road / Station Road mini roundabout. Traffic surveys were undertaken at the junction during November 2017 and July 2018 to enable traffic modelling to be undertaken at the mini roundabout. It was further confirmed that the traffic growth rates used were acceptable to the Highway Authority, however an update of the traffic models was requested to include application 19/00029/FULD (Lawrence Building, Newbury Road (proposed convenience store with four apartments above and four dwellings). Further information was submitted by the applicant and accepted by the Highway Officers.
- 6.48 In terms of transport the site is served by a bi - hourly service to and from Newbury with bus stops in close proximity. There are accessible facilities within walking distance of the site including a post office and a new convenience store under construction (Co-op) within 800 metres of the site and a primary school within 1,500 metres. All are reachable via existing footways and appropriate pedestrian crossing facilities including the facility on the B4009 to the south of Charlotte Close. The Highway Officer states that the access to the site via Charlotte Close was based on an assessment in March 2016 which informed a set of requirements for the scheme to be deliverable. Two metre wide margins were requested to be provided on both sides of the access road that can either be footway or grass verge, these are provided.
- 6.49 Details were also requested with regard to the route onto Station Road and how pedestrians using the proposed footpaths will cross Station Road. Both routes were designed at the Highway Officer's request that they are at least 2.5 metres wide to enable use by cyclists. Providing connectivity with the adjacent housing site at Old Farmhouse ensures the development complies with this requirement of policy HSA 24. The Station Road crossing points and the proposed footway along the proposed access road will include dropped kerbs and tactile paving. The highway infrastructure within the site will be adopted by the Highway Authority. Overall the highway infrastructure will also be secured by section 38/278 legal agreements between the

Highway Authority and the developer. A “snicket” footpath is also proposed through the site and is considered to offer pedestrian connectivity through the site.

- 6.50 Pedestrian routes are also proposed into the adjacent allocated site approved under application 17/03290/OUTMAJ, Land at The Old Farmhouse, Newbury Road to the north east and onto Station Road to the south east. The planning consent for the Land at The Old Farmhouse is only outline at this stage. The proposed footpath will link into the adjacent Old Farmhouse site and Station Road. More detail will be needed for the route onto Station Road and how pedestrians will cross Station Road. As indicated above, both routes should be at least 2.5 metres wide to enable use by cyclists.
- 6.51 The development would provide parking in accordance with Policy P1 of the Housing Site Allocations DPD. The 3 and 4 bedroom houses would be provided with 3 car parking spaces which includes the car ports. The development is provided with car ports which are considered to be acceptable in terms of Policy P1. Electric Vehicle Charging Points will also be provided for all dwellings and the finer details on the type and specifications of the charging points can be secured by condition. The Highway Officer has no objections on the final proposed development.

Waste Management

- 6.52 The Waste Management Officer has indicated that the application raises no concerns with regard to the storage and collection of refuse and recycling. A condition is attached to ensure refuse and recycling facilities are provided before the dwellings are occupied.
- 6.53 Overall, it is considered that the proposed development would not have a material impact on highway safety. The application is therefore considered to comply with Core Strategy Policy CS13 and TRANS.1 of the Saved Policies of the Local Plan.

Trees and Landscaping

- 6.54 Policy CS19 of the WBCS concerns the historic environment and landscape character. It seeks to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced. Particular regard is given to the conservation and, where appropriate enhancement of landscape assets.
- 6.55 The proposal will result in the loss of a small number of trees that are considered low category by the Tree Officer due to their poor condition or small size. The significant boundary tree cover will remain and no high category trees or trees subject to statutory protection will be removed.
- 6.56 The Tree Officer requested additional soft landscaping within the rear gardens of the proposed dwellings. These have been provided on the amended plans. The construction activity may affect further trees, adequate precautions to protect the retained trees are specified and will be implemented through the arboricultural method statement included in the application documents. The Tree Officer has also outlined that the development would have no long term detrimental impact on tree health or the contribution of trees to the character in the wider AONB setting. The additional planting of additional native trees and shrubs as shown to frontages with additional trees included in rear gardens is welcomed above.

- 6.57 Overall the Tree Officer considered that the submitted development was a significant improvement compared to the previously submitted proposal dismissed at appeal. It is therefore considered that the proposed development would conserve the trees covered by the TPO in compliance with the advice contained within the NPPF, and Policy CS19 of the WBCS.

Flooding and drainage

- 6.58 Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district.
- 6.59 The application site is located within Flood Zone 1, which has the lowest probability of flooding. However the site is also partly located within a Critical Drainage Area.
- 6.60 Policy HSA 24 of the HSA DPD requires the submission of a Flood Risk Assessment (FRA), which has been submitted. The submitted FRA has informed the proposal for a drainage attenuation basin incorporated in the scheme adjacent to the Charlotte Close access. The Lead Local Flood Authority (LLFA) has indicated that the drainage design principles proposed are acceptable and that the final amended Flood Risk Assessment dated 05th March 2021 sets out clearly how the proposed SuDS interact with the surface water flood flow from off-site such that the surface water flow is not adversely affected. The LLFA Officer has no objections subject to the recommended conditions being applied to any decision to grant planning permission. It is considered that the proposal would comply with Policy CS16.

Biodiversity

- 6.61 Core Strategy Policy CS17 (Biodiversity and geodiversity) states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 6.62 Policy HSA 24 of the HSA DPD requires the submission of an extended phase 1 habitat survey. From this report it is concluded that the site has potential to accommodate protected species. A number of subsequent ecological assessments, amendments and mitigation strategies have been submitted by the applicant in order to overcome ecological concerns raised by the Council's Ecologist. The Council's Ecologist has reviewed the submissions and has recommended that conditions are attached to secure the mitigation for protected species and habitats and to secure the management of the proposed ecological management areas. The future management of the ecological mitigation areas will be further secured by a legal agreement. Conditions requesting a Landscape and Ecological Management Plan (LEMP) and a Construction Environmental Management Plan (CEMP) have been attached in the report. The CEMP and LEMP details are necessary to ensure the adequate protection, conservation and enhancements of protected species and habitats on the site, and to achieve the specific mitigation and enhancements as recommended in the submitted Ecological Assessment. Comprehensive CEMP and LEMP will also ensure that the interrelated landscape, drainage and ecological proposals are delivered and management in a holistic manner.

- 6.63 It is therefore considered that the proposed development would comply with Policy CS17 of the WBCS.

Water / Sewerage infrastructure capacity

- 6.64 Thames Water is the statutory sewerage undertaker responsible for maintaining the water and waste water infrastructure in the local area. Thames Water indicated that they are working with the developer to identify and deliver the offsite water infrastructure required to serve the development. Thames Water have identified that no capacity exists within the current water network to serve the development and that infrastructure upgrades to the water network will be required. Thames Water has outlined that works are ongoing to understand the upgrade needs in more detail and as such Thames Water have recommended a condition is attached to ensure there is an agreement for delivery of the water infrastructure. Officers consider that a condition can be reasonably attached to ensure that there will be no commencement until confirmation that the water infrastructure has been secured and can be delivered.
- 6.65 Thames Water has not raised any objections to the proposed development, including the proposal to incorporate onsite surface water management. As the site is located near ground water sources, Thames Water has recommended that petrol / oil interceptors are fitted in all car parking areas as there is a risk that oil-polluted discharges could enter into local watercourses. A condition is attached requiring the submission of the petrol / oil interceptor details.
- 6.66 Overall, the development complies with Policy CS5 of the WBCS, and Policy GS1 of the HSA DPD.

Education Service

- 6.67 The Education Service has raised no objection, indicating that the impact from the proposed development will be met by CIL contributions.

Objections and representations

- 6.68 The Hermitage Parish Council and members of the public have raised concerns which are listed within Section 4 of this report. Many of the matters raised by objectors and the Parish Council have been addressed within the report and included the main public concerns around Highway impacts, parking, neighbouring amenity impacts, flooding and protection of wildlife.
- 6.69 Hermitage Parish Council have no objection in principle to the final amended plans but remain concerned about traffic on the B4009 and the impact of the additional vehicles travelling into and out of Charlotte Close. The Highway Officer has reviewed the transport statement and submitted traffic generation figures and indicated that the projected traffic levels are acceptable. A condition has been requested to ensure that the chicanes on the footpath and cycle access from the South (Station Road) are designed suitably for safe access and egress by mobility scooters as well as pedestrians and bicycles.
- 6.70 The request for specific conditions requiring suitable arrangements for the protection of rare species and retention of the mature trees on the site has been addressed

within the report. The future management of the ecological mitigation and enhancement areas will be secured by legal agreement and the LEMP and CEMP mentioned in the report. The provision of adequate broadband, Wi-Fi fibre connections and mobile phone signals has been requested by the Parish Council and this essential infrastructure can also be secured by condition. The finer details of the typical boundary fencing and hard landscaping can also be secured by condition at this stage.

- 6.71 Concerns have been raised by residents regarding the increased pressure that the proposal scheme will place on existing services, with a specific reference to local doctors' surgery and schools. This development is CIL liable and as such will generate funding which will be directed towards the provision of local infrastructure. CIL funding is used for infrastructure mitigation where the impacts from any development are incremental. No other specific additional projects that would be required solely as a result of this development and would need a planning obligation have been identified.

7. Planning Balance and Conclusion

- 7.1 Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal. Officers consider that the proposal will make a contribution to the wider economic dimensions of sustainable development and will support provision of new housing. There are benefits arising from the development of the whole site, including additional affordable housing. With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding area has been fully assessed using expert advice as outlined in this report. Officers consider that the final amended plans sufficiently preserve and enhance the existing natural environment on the site. Officers consider that the proposal makes a significant contribution to the wider social dimensions of sustainable development through the provision of affordable housing, public open space and a LEAP. Officers therefore consider that the proposed development is supported by the presumption in favour of sustainable development.
- 7.2 Having taken account of all the relevant development plan policy considerations and the other material considerations referred to in this report and the expert consultation provided, officers consider that the development proposed is acceptable and is recommended to members for approval.
- 7.3 This decision has been considered using the relevant policies related to the proposal as outlined in the report.

8. Full Recommendation

- 8.1 **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the completion of a Section 106 legal agreement by 28th July 2021 and in accordance with the schedule of conditions (Section 8.3).

8.2 Heads of Terms for Section 106 Agreement

1.	Affordable housing <ul style="list-style-type: none"> To provide 40% affordable housing on site in accordance with the details provided in Amended affordable housing plan drawing no FLU.1126.16 Rev. E. Transfer to Registered Housing Provider. Of the affordable housing units, 70% being social rented tenure, 30% being an intermediate or shared ownership form of affordable housing. Detailed requirements and specifications in accordance with the Planning Obligations SPD.
2.	Public Open Space: <ul style="list-style-type: none"> Provision of public open space, including a local area of play Governance by a management company, subject to clauses to ensure transparency in the process of setting of annual fees for residents.
3	Environmental Management Plan: <ul style="list-style-type: none"> To secure details of the creation, details of the management, maintenance and long term protection of the hard and soft landscaping, public open space and Ecological Mitigation Area within the Site (as shown on the Section 106 Site Plan(s)). The Environmental Management Plan shall be in accordance with the details provided in amended play area details drawing No CALA22960-15A and amended open space plan drawing no CALA22960-10 Not to permit the occupation of the development without first forming a Management Company (which for the avoidance of doubt shall assume responsibility for implementing the Environmental Management Plan) and not to wind up the Management Company or alter its constitution unless the whole of the Development shall have been demolished or unless the Council have otherwise first agreed in writing. To provide that the first and all subsequent buyers of each Residential Unit within the Development enters into covenants with the Management Company to pay the Management Company a pro rata proportion (according to the number of Residential Units in the Development) of the costs and expenses incurred by the Management Company in respect of its administration and of insuring, maintaining, repairing and as necessary renewing the hard and soft landscaping, public open space and Ecological Mitigation Area in accordance with the Environmental Management Plan.
4	Council's Costs <ul style="list-style-type: none"> To pay the Council for the reasonable legal costs incurred in the review, negotiation, preparation and execution of the section 106 legal agreement through an administration fee

8.3 Schedule of Conditions

1.	<p>Time Limit for commencement</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the following approved documents and plans:</p> <p>Received on 16 April 2020:</p> <ul style="list-style-type: none"> • Preliminary Ecology Assessment • Heritage Statement • Noise Assessment <p>Received on 28 April 2020:</p> <ul style="list-style-type: none"> • Geoenvironmental Report <p>Received on 07 October 2020:</p> <ul style="list-style-type: none"> • Hermitage Biodiversity Metric • Hermitage BNG report • Biodiversity Homes Brochure 2019 • Ecological Assessment <p>Received on 14 December 2020:</p> <ul style="list-style-type: none"> • Amended Arboriculture statement No 20066-AA4-DC • Amended tree protection plan drawing no 20066-BT3 • Amended Play Area details drawing no CALA22960-15A • Amended soft landscape proposals drawing no CALA22960-11A sheet 1 • Amended soft landscape proposal drawing no CALA22960-11A sheet 2 • Amended proposed hard landscaping drawing no CALA22960-12B sheet 1 • Amended proposed hard landscape plan drawing no CALA22960-12B sheet 2 • Amended Landscape Visual Impact Assessment Report (LVIA) • Amended LVIA appendices 1 – 11b • Amended Plot 3 floor plans and elevations drawing no FLU.1126.04 Rev. J • Amended Plot 4 floor plans and elevations drawing no FLU.1126.05 Rev. J • Amended Plot 5 floor plans and elevations drawing no FLU.1126.06 Rev. K • Amended Plot 6 floor plans and elevations drawing no FLU.1126.07 Rev. H • Amended Plot 7 floor plans and elevations drawing no FLU.1126.08 Rev. H • Amended Plot 8 floor plans and elevations drawing no FLU.1126.09 Rev. G • Amended Plot 9 floor plans and elevations drawing no FLU.1126.10 Rev. H • Amended Plot 10 floor plans and elevations drawing no FLU.1126.11 Rev. J • Amended Plot 11-12 floor plans and elevations drawing no FLU.1126.12 Rev. H • Amended Plot 16 floor plans and elevations drawing no FLU.1126.19 Rev. B

	<ul style="list-style-type: none"> • Tree management on sites manual • Amended site layout plan drawing no FLU.1126.02 Rev. E1 • Amended transport statement Issue 4 • Amended Utilities & Foul Water Drainage Assessment Issue 4 • Amended pedestrian cycle connection drawing no 8190446/6103 Rev E <p>Received on 18 December 2020:</p> <ul style="list-style-type: none"> • Amended street scene drawing no FLU.1126.15 Rev. P <p>Received on 29 January 2021:</p> <ul style="list-style-type: none"> • Amended affordable housing plan drawing no FLU.1126.16 Rev. E <p>Received on 18 February 2021:</p> <ul style="list-style-type: none"> • Amended proposed car ports plans and elevations drawing no FLU.1126.20 Rev A • Amended Plot 13 floor plans and elevations drawing no FLU.1126.13 Rev. K • Amended Plots 1-2 floor plans and elevations drawing no FLU.1126.03 Rev. M • Amended Plot 14-15 floor plans and elevations drawing no FLU.1126.18 Rev. B <p>Received on 12 March 2021:</p> <ul style="list-style-type: none"> • Amended flood risk assessment report and appendices A-G Issue 7 • Amended Flood risk assessment - appendices H-K • Amended Flood risk assessment - appendices L- M <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>External Materials</p> <p>Prior to above foundation level works commencing, details of external facing materials for the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved details.</p> <p>Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity of the AONB area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and Hermitage Village Design Statement.</p>
4	<p>Means of Enclosure</p> <p>Notwithstanding the provisions of the plans hereby approved, the development hereby permitted shall not be occupied until full details have been submitted to and approved in writing in respect of means of enclosure or boundary treatments on site, including all residential curtilages, to include a plan indicating the positions, design, materials and type of boundary treatment and gates to be erected within the site. The plan will also include the ecological mitigation fencing, children's play area fencing. The boundary treatments shall be completed in accordance with the</p>

	<p>approved scheme before the development hereby permitted is first occupied. The boundary treatment shall thereafter be retained in accordance with the approved details.</p> <p>Reason In the interest of visual amenity and to protect neighbouring residential amenity, to reduce the risk of crime and anti-social behaviour and to ensure the satisfactory appearance of the development. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy, the Quality Design SPD (design guidance on safe and high quality environments) 2007) and the Hermitage Village Design Statement.</p>
5	<p>Landscape and Ecological Management Plan</p> <p>No development shall take place on the site until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP should be based on the Ecological Assessments by Ethos Environmental Planning dated September 2020 received on 07 October 2020 and the approved SuDS and Landscaping documents and plans. Such a Plan shall include:</p> <ul style="list-style-type: none"> a) Detailed habitat creation and management prescriptions (including costings) for the retained and newly created habitats meeting all the needs of biodiversity net gain timeframes, monitoring and reviews. b) Provision of features for protected and priority fauna as outlined within the Ecological Assessment by Ethos Environmental Planning dated September 2020 received on 07 October 2020 and deliver the recommendations of this Assessment to ensure the appropriate protection and conservation of protected habitats and species. c) Include (but not necessarily be limited to) details of management, maintenance and long-term protection of the hard and soft landscaping, public open space, and ecological mitigation area. d) Submit a green phasing plan to interact with the CEMP and LEMP. Include the planting list, hard and soft infrastructure shown and boundary treatments and species and habitat enhancements and protections. e) May incorporate any/all mitigation measures secured by other planning conditions attached to this permission, including SuDS and Landscaping. <p>The approved LEMP shall be implemented in full upon commencement of development.</p> <p>Reason: The LEMP is necessary to ensure the adequate protection and conservation of protected species and habitats on the site, and to achieve the specific recommendations of the submitted Ecological Assessment. A comprehensive LEMP will also ensure that interrelated landscape and ecological proposals are delivered and managed in a holistic manner. To ensure that habitats are protected and enhanced in the best way possible and that the planting can become as established as possible before handover to the management company as a condition. Detailed provisions for implementation are contained within the s106 legal agreement. The detailed LEMP is required before commencement of development because insufficiently detailed information has been submitted at the application stage, and it may include measures that require implementation during the construction phase. This condition is applied in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Planning Obligations SPD.</p>

6	<p>Construction Environmental Management Plan (CEMP)</p> <p>No development shall take place (including 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;</p> <ul style="list-style-type: none"> (a) A risk assessment of potentially damaging construction activities (b) Identification of biodiversity protection zones (c) Practical measures to avoid and reduce impacts during construction (d) The location and timing of sensitive works to avoid harm to biodiversity features including protected species and tree protection measures (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 of the ecological clerk of works or similarly competent person (h) Use of protective fences, exclusion barriers and warning signs (i) Any temporary lighting that will be used during construction (j) A scheme of works or such other steps to minimise the effects of dust during construction (k) The implementation of these measures prior to the commencement of each phase. <p>The development shall not be constructed otherwise than in accordance with the approved CEMP.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. A pre-condition is required because insufficient information accompanies the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
7	<p>Updated Ecological Appraisal</p> <p>In the event that development has not commenced 3 years from the date of this permission, no development shall take place until an updated Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority, together with any additional surveys recommended by the updated Ecological Appraisal. The updated surveys shall be used to inform the mitigation measures for this development.</p> <p>Reason: If the development has not been commenced by September 2023 the ecological appraisal should be updated. This is because the latest ecology assessment report was dated September 2020 and many of the species considered during the current survey are highly mobile and the ecology of the site is likely to change over this period. This condition is applied in accordance with the statutory provisions relating to the protected species and habitats on the site, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
8	<p>Natural England licence (bats and great crested newts)</p> <p>Any works which affect bats or great crested newts, or result in loss or deterioration of their habitats (including site clearance) shall not in any circumstances commence unless the Local Planning Authority has been provided with either:</p> <ul style="list-style-type: none"> (a) A licence issued by Natural England pursuant to Regulation 53 of the

	<p>Conservation of Habitats and Species Regulations 2010 authorising the specified activities to go ahead; or</p> <p>(b) A statement in writing from Natural England to the effect that it does not consider that the specified activity will require a licence.</p> <p>Reason: The approval of this information is required before development commences because insufficient information accompanies the application and mitigation will be required before any site clearance or development takes place. This condition is applied to avoid contravention of the Conservation of Habitats and Species Regulations 2010 (as amended), and in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
9	<p>Great crested newt mitigation scheme</p> <p>No development shall take place until a great crested newt mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The mitigation scheme shall include (but not necessarily limited to) translocation of the areas of suitable terrestrial habitat, and translocation of the species, to the Ecological Mitigation Area. The submission shall include details of implementation timings.</p> <p>Thereafter, the development shall not take place without the great crested newt mitigation scheme being implemented in accordance with the approved scheme.</p> <p>Reason: To ensure the implementation of appropriate mitigation for great crested newts, including a translocation exercise, in line with the recommendations of the submitted Ecological Assessment. The approval of this information is required before development commences because insufficient information accompanies the application and mitigation will be required before any site clearance or development takes place. This condition is applied in accordance with the statutory provisions relating to great crested newts, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
10	<p>Drainage measures</p> <p>The use hereby permitted shall not commence until the sustainable drainage measures identified in the Flood Risk Assessment (prepared by Glanville Consultants Ltd, report ref: 023_8190446_AP_FRA Issue 7, dated 5 March 2021) have been implemented in accordance with the approved details. The sustainable drainage measures shall be maintained, retained and managed in accordance with the approved details thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).</p>
11	<p>Groundwater monitoring</p> <p>No development shall take place until details of groundwater monitoring within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that groundwater does not restrict or limit the use of infiltration SuDS in accordance with Environment Agency guidelines and that the proposed infiltrating SuDS feature should be positioned no less than 1m above the peak</p>

	groundwater level, and to inform the design of such SuDS measures. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).
12	<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 and the Developer to enter into a Section 278/Section 38 Agreement for the adoption of all highway infrastructure within 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 waste collection. This condition is imposed in accordance with the National Planning Policy Framework, 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>
13	<p>Access construction before development</p> <p>No development shall take place until details of the proposed vehicular and pedestrian access into the site from Charlotte Close have been submitted to and approved in writing by the Local Planning Authority. As a first development operation, the vehicular, pedestrian/cycle access and associated engineering operations shall be constructed in accordance with the approved drawings.</p> <p>Reason: To ensure that the accesses into the site are constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
14	<p>Parking and turning in accordance with approved plans</p> <p>No dwelling shall be occupied until the associated vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking of private motor cars 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, 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 in accordance with approved plans</p> <p>No dwelling shall be occupied until the 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, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire</p>

	District Local Plan 1991-2006 (Saved Policies 2007).
16	<p>Footway/cycleway provision</p> <p>The tenth dwelling hereby approved shall not be occupied until:</p> <ul style="list-style-type: none"> • The 2.5 metre wide footway / cycleway and features have been constructed to the north east boundary • The 2.5 metre wide footway / cycleway and features have been constructed onto Station Road including the crossing facility <p>These routes shall be constructed in accordance with the approved drawings</p> <p>Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
17	<p>Construction method statement</p> <p>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:</p> <ul style="list-style-type: none"> (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 <p>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, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
18	<p>Electric Charging Point</p> <p>No development shall take place until details of electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the associated electric vehicle charging point has been provided in accordance with the approved drawings. 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 vehicle. This condition is imposed in accordance with the National Planning Policy Framework, 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>
19	Broadband, Wi-Fi Fibre Connections and Mobile Phone Signal

	<p>Prior to above foundation level works commencing details of a Super-Fast Broadband, Wi-Fi Fibre Connections and Mobile Phone Signal Strategy Statement shall have been submitted and approved in writing by the Local Planning Authority. Such a Strategy Statement shall set out how super-fast broadband, Wi-Fi fibre connections and mobile phone signals are to be provided to the development, including a timeline schedule for connection. Thereafter no part of the development hereby permitted shall be occupied until the infrastructure has been provided in accordance with the approved details.</p> <p>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, Policies CS5 and CS14 of the West Berkshire Local Plan Core Strategy (2006-2026).</p>
20	<p>Emergency water supplies</p> <p>No dwelling shall be first occupied until either:</p> <ul style="list-style-type: none"> (a) Private fire hydrants, or other suitable emergency water supplies, have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority (in consultation with Royal Berkshire Fire and Rescue Service); or (b) Royal Berkshire Fire and Rescue Service confirm that such provision is not required (for example, because the main water supply for the development is sufficient) and confirmation of the same has been given in writing by the Local Planning Authority pursuant to this condition. <p>Reason: At present there are no available public mains in this area to provide suitable water supply in order to effectively fight a fire. Suitable private fire hydrant(s), or other suitable emergency water supplies, are therefore required to meeting Royal Berkshire Fire and Rescue Service requirements, in the interests of public safety. The approval of this information is required before development commences because insufficient information accompanies the application and it will affect the servicing of the development. This condition is applied in accordance with the National Planning Policy Framework and Policies CS5 and CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
21	<p>Refuse Storage</p> <p>No dwelling shall be occupied until the refuse and recycling facilities have been provided in accordance with the approved drawings and these facilities shall be retained for this purpose thereafter.</p> <p>Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).</p>
22	<p>External lighting</p> <p>No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <ul style="list-style-type: none"> (a) Identify those areas on the site that are particularly sensitive for bats and that

	<p>are likely to cause disturbance.</p> <p>(b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species.</p> <p>(c) Include and isolux diagram of the proposed lighting.</p> <p>(d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.</p> <p>Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no external lighting shall be installed except 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.</p> <p>Reason: Firstly, to ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. Secondly, to conserve the dark night skies characteristics of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies ADPP5, CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
23	<p>Hours of work (construction)</p> <p>No construction works shall take place outside the following hours: 7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays;</p> <p>No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).</p>
24	<p>Noise Mitigation</p> <p>The development hereby approved shall not be occupied until the noise mitigation measures as set out in the Noise assessment report No: P16-585-R02v2 dated March 2020, submitted with the application, have been implemented. The noise mitigation measures shall be retained and maintained thereafter</p> <p>Reason: To protect future occupants from the adverse effects of excessive noise levels that may be generated by the adjacent commercial uses and any other noise sources in the area. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policy OVS.6 of the West Berkshire District Local Plan 1991 -2006 (Saved Policies 2007), and Quality Design SPD.</p>
25	<p>Contaminated land condition</p> <p>Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been</p>

complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwater and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved

	<p>development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.</p> <p>An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.</p> <p>If required:</p> <p>5. Long Term Monitoring and Maintenance</p> <p>A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.</p> <p>Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.</p> <p>This must be conducted in accordance with DEFRA and the Environment Agency's '<i>Model Procedures for the Management of Land Contamination, CLR 11</i>'.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To ensure that any unexpected contamination encountered during the development is suitably assessed and dealt with, such that it does not pose an unacceptable risk to human health or the environment. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 of the West Berkshire Core Strategy (2006 -2026), and Policies OVS.5 of the West Berkshire District Local Plan 1991 -2006 (Saved Policies 2007).</p>
26	<p>Construction Management Plan</p> <p>No development shall not take place until details of a scheme (Construction Method Statement) to control the environmental effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-</p> <ul style="list-style-type: none"> (i) the control of noise (ii) the control of dust, smell and other effluvia (iii) the control of rats and other vermin (iii) the control of surface water run-off (iv) the proposed method of piling for foundations (if any) (v) proposed construction and demolition working hours (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site. <p>The development shall be carried out in accordance with the approved scheme.</p>

	<p>Reason: To safeguard the amenity of adjoining land uses and occupiers. The approval of this information is required at this stage because insufficient information has been submitted with the application. The approval of this information is required before development commences because insufficient information accompanies the application and the Construction Management Plan must be in place before construction operations commence. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 of the West Berkshire Core Strategy (2006 -2026), and Policies OVS.5, OVS.6 of the West Berkshire District Local Plan 1991 -2006 (Saved Policies 2007).</p>
27	<p>Thames Water</p> <p>No dwelling shall be occupied until confirmation of capacity of the water supply and any upgrades required to accommodate the development from Thames Water has been submitted and approved in writing by the local planning authority as part of a discharge of condition application for that purpose. The confirmation from Thames Water shall provide that either:</p> <ul style="list-style-type: none"> a) all water network upgrades required to accommodate the additional flows to serve the development have been completed; or b) a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. <p>Where a development and infrastructure phasing plan is agreed with Thames Water, no occupation of those agreed dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.</p> <p>Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the provision of adequate and appropriate infrastructure for water supply. The development may have low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any identified reinforcement works will be necessary in order to avoid low / no water pressure issues. This condition is applied in accordance with the National Planning Policy Framework, Policies CS5 of the West Berkshire Core Strategy (2006-2026).</p>
28	<p>Petrol / oil interceptors</p> <p>No development shall commence until details of petrol / oil interceptors to be fitted in all car parking areas are submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained and maintained thereafter as the approved details.</p> <p>Reason: To ensure the protection of the watercourses within the area from potential pollutants. The approval of this information is required before development commences because insufficient information accompanies the application and the details of petrol / oil interceptors must be in place before construction operations commence. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS16 of the West Berkshire Core Strategy (2006 - 2026), and Policies OVS.5 of the West Berkshire District Local Plan 1991 -2006 (Saved Policies 2007).</p>
29	<p>Landscaping</p>

	<p>All landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including drawing numbers Detailed Soft Landscaping proposal ACD Environmental CALA22960-11A Sheets 1 and 2.</p> <p>Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 and Hermitage Village Design Statement.</p>
30	<p>Landscaping implementation</p> <p>The approved landscaping plan Detailed Soft Landscaping proposal ACD Environmental CALA22960-11A Sheets 1 and 2 shall be implemented within the first planting season following completion of development or in accordance with a programme submitted to and approved in writing by the Local Planning Authority. 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>Reason: To ensure the implementation of a satisfactory scheme of landscaping. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026 and Hermitage Village Design Statement.</p>
31	<p>Tree Protection</p> <p>Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing numbered plan Barrell tree Consultancy Tree Protection Plan 20066 BT-3.</p> <p>Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026 and Hermitage Village Design Statement.</p>
32	<p>The Arboricultural Method Statement</p> <p>The Arboricultural Method Statement and tree protection measures within report ref: Barrell tree Consultancy Arboricultural Method Statement V2.1 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p>

	Reason: To ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.
33	<p>Arboricultural supervision condition</p> <p>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.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures and site supervision 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. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>

Informatives

1.	<p>Approach of the LPA</p> <p>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.</p>
2.	<p>CIL</p> <p>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 the 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</p>
3.	<p>Legal agreements - Section 106</p> <p>This Decision Notice must be read in conjunction with the terms of the Legal Agreement of the *. You are advised to ensure that you have all the necessary documents before development starts on site.</p>
4.	<p>Fire hydrants</p> <p>There are at present, no available public mains in this area to provide a suitable</p>

	water supply in order to effectively fight a fire. The applicant is advised to provide suitable private fire hydrants, or other suitable emergency water supplies to meet Royal Berkshire Fire & Rescue Service requirements. The attached condition is instructive.
5.	<p>Surface water drainage (Thames Water informative)</p> <p>It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.</p>
6.	<p>Thames Water main(Thames Water informative)</p> <p>There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.</p>
7.	<p>Construction noise</p> <p>The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to West Berkshire Environmental Health. For more information: email ehadvice@westberks.gov.uk, call 01635 519192, or visit http://info.westberks.gov.uk/environmentalhealth.</p>
8.	<p>Access construction</p> <p>The Highways Manager, West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.</p>
9	<p>Damage to verges,etc.</p> <p>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.</p>

8.4 Refusal reason

If the legal agreement is not completed by the 28th July 2021, to **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION**, or to extend the period for completion if it is considered expedient to do so.

S106 Planning Obligation Refusal Reason

The development fails to provide an appropriate scheme of works or off-site mitigation measures to accommodate the impact of the development on local infrastructure, or provide an appropriate mitigation measure such as a planning obligation.

The application fails to provide a Section 106 Planning Obligation to deliver necessary infrastructure and mitigation measures, including:

(a) Affordable housing, without which the proposal would be contrary to the NPPF, Policy CS6 of the West Berkshire Core Strategy (2006-2026), and the Planning Obligations SPD.

(b) Public open space, including local area of play (provision and governance), without which the proposal would be contrary to the NPPF, Policy CS18, Policies RL.1, RL.2 and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and the Planning Obligations SPD.

(c) An Environmental Management Plan (to secure provision and long-term management and maintenance of hard and soft landscaping, public open space and ecological assets), without which the proposal would be contrary to the NPPF, Policies CS5, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy HSA 24 of the Housing Site Allocations DPD (2006-2026), and the Planning Obligations SPD.