

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/02026/PACOU Cold Ash	3 rd November 2020 ¹	Prior approval of change of use of agricultural buildings to 5 dwellings. St Gabriels Farm The Ridge Cold Ash Rivar Limited

¹ Extension of time agreed with applicant until 2nd July 2021

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02026/PACOU>

Recommendation Summary: Approval

Ward Member(s): Councillor Garth Simpson
Councillor Hilary Cole

Reason for Committee Determination: 10 objections or more

Committee Site Visit: 3rd June 2021

Contact Officer Details

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1. Introduction

- 1.1 This application seeks a determination of whether prior approval is required for the proposed change of use from agricultural buildings to 5 dwellings.
- 1.2 The site is located adjacent to but outside of the Cold Ash settlement boundary, to its south and therefore within the countryside. The site forms part of the open, rural setting to Cold Ash and the site and other surrounding land separates the village from Thatcham to the south. The site falls outside of but contributes to the setting of the North Wessex Downs AONB which lies to the East. The site is part of a farm yard, with a barn, open barn, old dairy, sludge/slurry lagoons and concrete hard surface with soil bund around and open farmland. An existing dwelling The Bungalow lies to the southeast. This dwelling along with Cedar Haven to the north are accessed via a farm track from The Ridge. The application site is accessed off The Ridge partly along an existing PROW (Bridleway COLD20/1), and from an agricultural access to the south west to Cold Ash Hill.
- 1.3 The former uses on site as a dairy farm and for heifer breeding have ceased. The buildings are currently used for limited agricultural storage.
- 1.4 The application is seeking a determination as to whether prior approval is required for the conversion of buildings A and C to provide 5 dwellings. It is proposed to demolish a section of building A, to provide two detached three bedroom units. It is also proposed to demolish a section of building C, to provide one detached 3-4 bedroom unit, and two, 2 bedroom units. The works include the insertion of doors and windows into the buildings. A separate application for planning permission is under consideration to demolish building C, enlarge the curtilages, and make alterations to the buildings including drainpipes, additional parking, a new access and landscaping to the site.

2. Planning History

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

Application	Proposal	Decision / Date
74/00179/ADD	Temporary mobile home for agricultural worker	Approved 04.02.1974
79/10699/ADD	House and feed unit for 120 dairy cows and slurry store agricultural use	Approved 06.06.1979
02/00666/FUL	To provide a new access to serve the farm to replace the existing.	Approved 11/09/2002
16/00051/FULMAJ	Demolition of existing farm buildings and the erection of 4 new dwellings with garages, landscaping and associated works.	Refused 05/04/2016 Appeal Dismissed 22/12/2016

19/02334/AGRIC	Proposed new road	Application not required 24/10/2019
20/02062/COMIND	A full planning application (submitted in parallel with the submission of a Class Q Prior Approval application) to facilitate limited works to: Establish an access way (including a turning head) which links the driveways of the new dwellings created under the parallel Class Q Prior approval application, to the existing approved driveway and access track at the St Gabriels Farm site. Regularise improved site parking arrangements. Achieve proportionate extensions to some of the limited residential curtilages established for the new dwellings being approved under the Class Q Prior Approval application. Add additional drainpipes to the dwellings being approved under the Class Q Prior Approval application. Site landscaping improvements. Demolition of a barn redundant following approval of the parallel Class Q Prior application. Creation of a paddock in place of the redundant barn being demolished. Filling in of three slurry pits	Pending consideration

3. Procedural Matters

3.1 This is an application under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for a determination of whether prior approval is required due to the following matters, otherwise the development is considered as permitted development.

- a) transport and highways impact of the development;
- b) noise impacts of the development;
- c) contamination risks on the site;
- d) flooding risks on the site;
- e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3;
- f) the design or external appearance of the building
- g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

3.2 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

- 3.3 Site notice displayed on 25th September 2020 at gate entrance on Cold Ash Hill; the deadline for representations expired on 19th October 2020.
- 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 (formally within A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 3.5 Initial assessment is that the proposal will be liable for CIL. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. 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.

Cold Ash Parish Council:	<p>Object: Transport/Highways The current access on Cold Ash Hill currently has minimal use, are there access rights? It was constructed after 2013.</p> <p>Flooding – the farm track floods in the winter months</p> <p>Undesirable development. The site is in is a prominent location and can be viewed a significant distance away. It is outside the settlement boundary and will contravene a number of policies in the Cold Ash Village Design Statement. The farm track will change the rural nature of the fields on the lower slope. The Inspector in 2016 agreed this was undesirable.</p> <p>Design/ Appearance – The design is out of keeping within the surrounding area, location on the hill makes this critical. Design contravenes the Village Design Statement.</p>
WBC Highways:	<p>Access will be via the existing access with passing places that links the site to Cold Ash Hill.</p> <p>For what would appear to be two dwellings with two bedrooms, two dwellings with three bedrooms and a dwelling with four bedrooms, I would expect some 30 vehicle movements (15 in, 15 out) per day. I therefore do not anticipate any significant increases in traffic compared to the existing agricultural uses. I would also expect less large vehicles as a result of this proposal. I would therefore find this somewhat difficult to object to.</p> <p>Asks whether cycle storage and electric vehicle charging points can be provided.</p>
Environmental Health	<p>A Phase 1 Geo-environmental study has been submitted which I have reviewed. The conclusion recommends an intrusive</p>

	investigation into potential contaminative sources on site. I agree with this recommendation, and suggest conditions.
Ecology	Recommend conditions.
SuDS Drainage	<p>1st Response: Requested a drainage strategy.</p> <p>2nd Response: Foul and surface water can be dealt with as a pre-commencement condition.</p> <p>3rd Response: Having reviewed the Additional Drainage Information Technical Note (Glanville Consultants report reference: 006_8200125_SH_Additional_Drainage_Info_TN), we are content with the revised drainage layout and calculations, and recommend a condition ensuing these measures are provided.</p>

Public representations

- 4.2 Representations have been received from 29 contributors, 1 of which support, and 28 of which object to the proposal.
- 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 issues/points have been raised:
- 4.4 In support of the application
- The old barns are an eyesore and are unusable, and the buildings will be an improvement
 - It will enable people to stay in the village
 - The road is well thought of, taking traffic out of the village
- 4.5 Objections to the application
- Statements of truth are not available to other parties to scrutinise, particularly evidence about use in 2013, and agricultural tenancies
 - The track was not built until after the Appeal was dismissed in 2016. To construct the track, excavation and engineering works took place across several fields and waste deposited along the track, which was permitted development under Class A(a) or Class B(b) of Part 6 of the General (Permitted Development) (England) Order 2015, contrary to Table 1 of the Planning Statement, that not work has been undertaken under those provisions
 - Access is stated from an existing access, that is part of 20/02062/COMIND and doesn't exist yet
 - Increase in traffic and a material change in the type of traffic, congestion on Cold Ash Hill, poor visibility.
 - Speed limit on Cold Ash Hill should be enforced
 - There will be an increase in noise to neighbouring residences from traffic on the track

- The previous appeal was dismissed in 2016 due to unacceptable impacts on the character and appearance of the area; access to services; protected species; waste collection; sustainability. Little has changed since then
- Appearance of the development, and impact on the AONB, the buildings can be seen from Cold Ash Hill, and the open setting should be protected.
- Impact on wildlife and protected species
- Impact on privacy from the track
- Impact on drainage from the access track, disruption to natural drainage, increased flood risk
- The existing track is not used, there is an existing access from The Ridge
- The track crossing several fields making it harder to contain livestock, affecting the agricultural use
- The track is not suitable for saloon cars
- The hedgerow bordering Cold Ash Hill should be maintained at 6-8 ft high, for nearby residents to have better views
- It does not meet the requirements for Class Q development due to increase in traffic, conversion of agricultural track to residential use, the track is of an impractical length, there is extensive work required to convert them, and so not suitable buildings.
- Design is not in keeping with other housing in the area, building A would be steel framed with metal roofs, and building C would be timber framed with metal roofs and timber cladding
- The buildings may be structurally sound enough to be converted, but they are not suitable, suspect that if granted the buildings will be demolished and rebuilt
- Outside the settlement boundary
- Impact the gap between Cold Ash and Thatcham, and impact rural appearance of the village, could open it up for development
- Increase in noise, air and light pollution
- Not a sustainable location
- Loss of views
- Impact on local services and infrastructure
- Lack of affordable housing

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 ADPP1, CS1, CS4, CS13, CS14, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C4, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS5, OVS6, 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)
- WBC Quality Design SPD (2006)
- Sustainable Drainage Systems SPD (2018)
- Cold Ash and Ashmore Green Village Design Statement (2002)
- WBC Cycle and Motorcycle Advice and Standards for New Development (2014).

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of the development
- Transport and Highways
- Noise
- Contamination risks
- Flooding
- Location, siting and design

Principle of development

6.2 The application is seeking a determination of whether prior approval is required for the change of use under Schedule 2, Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO). Class Q, sets out a number of criteria for the change of use of agricultural buildings to be considered to be permitted development. This includes use of the building for agricultural purposes on 20th March 2013, or if vacant, that the last use was for agriculture. The criteria also controls the number and cumulative size of the dwellings proposed. This application proposes 5 units, three of which are classed as larger dwellinghouses, and have a cumulative area of 465 sq. metres, and 2 smaller dwellinghouses, so the cumulative total of units is 5, and accords with the criteria for the number and size of dwellings permitted under Class Q. The site has not been the subject of an agricultural tenancy.

6.3 The criteria also requires that no buildings have been erected under the agricultural permitted development rights since March 2013. The permitted development rights have been used for an agricultural access within the site, but not a new building and so the requirement of Part Q is met in this regard. Paragraph (h) requires that there are no external extensions to the buildings, and paragraph (i) sets out the limited building operations which are included to enable the building to function as a dwelling, and lists, windows, doors, roofs or exterior walls, utility services. Limited demolition is allowed to the extent reasonable required to carry out the building operations.

- 6.4 The site also complies with the locational requirements of Part Q as the site is not within a Site of Scientific Special Interest; a safety hazard area; a military explosives storage area; within or contains a Scheduled Monument; is not a listed building and is not within a Conservation Area or the North Wessex Downs Area of Outstanding Natural Beauty. The proposal complies with the criteria set out within Class Q of the GDPO.
- 6.5 There are no restrictive planning conditions or obligations which have been found within the planning history of the site. The proposed conversion to 5 dwellings is considered to be permitted development, and a determination is sought as to whether prior approval is required for the following matters.

Transport and Highways

- 6.6 Policy CS13 refers to development which has an impact on the highway network, and policy P1 sets out the parking standards for new development. There were a number of objections to the development on the grounds that the proposal would be detrimental to highway safety. The access to the site would be obtained via an agricultural track which was granted planning permission in 2002, that permission was commenced, and the track implemented in 2017 in accordance with 02/00666/FUL.
- 6.7 The Highways Officer has assessed the proposal, and concluded that there would be approximately 30 vehicle movements generated a day. This would not be a significant increase in traffic compared to existing agricultural uses, and would also remove the large vehicles. The proposal is not considered to result in significant impacts on the highway network. It was requested that consideration be given to the provision of electric vehicle charging points, and cycle storage. The application can be determined in accordance with the development plan policies in so far as they relate to the matters for which prior approval is sought, and so they can be considered. As such conditions requiring an electric vehicle charging point for each dwelling, and cycle storage can be applied.

Noise

- 6.8 Policy CS14 requires new development to make a positive contribution to the quality of life in West Berkshire, and policies OVS5 and OVS6 refer to the need to minimise the impacts of noise generated from a development. The Environmental Health team were consulted on the proposals and have not raised any objections to the application on the basis of noise generation. There were objections from third parties about the potential for noise from vehicles using the track.
- 6.9 The track is approximately 8 metres from the house at St Finian's Farm, and approximately 60-70 metres from the nearest houses in Corner Mead. The level of traffic proposed as referred to above, is not a significant increase above that which could be expected from an agricultural use within the buildings. The application buildings are also situated near to The Bungalow and Cedar Haven. The noise which would be generated from dwellings, is considered to be less than would be generated by agricultural vehicles, and livestock using the buildings. The proposal is not considered to generate an unacceptable level of noise which would be harmful to the neighbouring residents.

Contamination Risks

- 6.10 Policy OVS5 refers to the need to ensure development does not result in unacceptable pollution of the environment. The application was submitted with a Phase 1 Geo-environmental study. This recommended that intrusive investigations into potential contamination sources take place on site. The Environmental Health Officers have reviewed the report, and agree with the conclusion, and have recommended conditions

ensuring that further investigations take place, and requiring that a scheme of remediation is submitted, approved and implemented.

Flooding

- 6.11 Policy CS16 refers to the flood risk of proposed development, and requires Sustainable Drainage Methods (SuDS) for all new development. A drainage strategy was submitted during the course of the application. The drainage details include the provision of a package treatment plant, and sustainable drainage features. The Council's drainage engineers are satisfied with the drainage features which are proposed, and require a condition to secure their implementation.
- 6.12 The objections have referred to potential flooding on the access road, however this is outside of the application site, and can be addressed in the separate application 21/02062/COMIND. The proposal with the implementation of the SuDS measures proposed is acceptable with regards to the flood risk on site.

Location, Siting and Design

- 6.13 Policies ADPP1 and CS1 focus residential development within settlement boundaries. This application is seeking approval of matters for a development which is permitted by Part 3, Class Q of the GDPO as outlined above. Within that list of matters for a determination of whether approval is sought is "whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3." The buildings are accessed from an existing track from Cold Ash Hill, and are connected via a public right of way and track to The Ridge. Utility services can be practically provided for in this location. There have been objections raised to the unsustainable location of the development, and this was one of the reasons which the Inspector used to dismiss the previous application on the site. Concerns were also raised about waste and recycling collections from the site. However, the provisions of the GPDO allow for the conversion of such agricultural buildings, which are often located within unsustainable locations, and the siting of the buildings as discussed below is considered not to be harmful to the rural landscape and setting of the NWD AONB.
- 6.14 Policies CS14, CS19 and C3 require new residential development to be of a high quality design which respects and enhances the character of the area, and its sensitivity to change. The external appearance of the proposed converted buildings, is one of the matters of which prior approval is sought. It is proposed to retain the existing roofs, and to insert windows, doors and rooflights on the elevations, which will also ensure the provision of adequate light to all habitable rooms, as required by Part Q. The buildings will retain their utilitarian appearance, as a result of the retention of the existing materials and proposed alterations.
- 6.15 In dismissing the previous scheme on the site, which proposed a redevelopment and the construction of new dwellings, the Inspector referred to the scale, design and prominent location of the houses. In this case, the conversion of the building is proposed, and the design retains the agricultural appearance of the buildings, and will not have such an adverse impact on the open landscape character, as the relationship of the buildings within the landscape, viewed against the backdrop of trees will be retained. The Inspector was also concerned about the appearance of the access track from Cold Ash Hill, which had not been constructed at the time the appeal was considered. This has now been constructed in accordance with the 2002 permission, and so whilst that was a reason for refusing the previous application, this has now been implemented under a different planning permission, and so no further additional harm will be caused to the rural character of the area and the setting of the AONB though its use for the proposed development. A condition can be added requiring the development

to be completed with the materials as specified on the application forms and within the drawings.

Ecology

- 6.16 Policy CS17 requires that the biodiversity across West Berkshire is conserved and enhanced. The proposed conversion of the buildings to dwellings may also involve the requirement for additional external lighting on and around the buildings. This may have implications for light sensitive animals, as well as the appearance of the site within the next sky, being situated as it is in an elevated position on the hillside. It would therefore be appropriate to add a condition requiring the approval of any external lighting, which would also need to include an isolux lighting plan, so that the extent of the light spill can be assessed, in the interests of biodiversity, and the effect of any lighting on the appearance of the development.

Permitted Development

- 6.17 Dwellings which are granted permission under Part 3, Class Q do not benefit from permitted development rights for alterations, extensions, roof additions, porches, chimneys, flues, hardstandings and outbuildings, which are set out in Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It is not necessary to add a condition restricting those rights.

7. Planning Balance and Conclusion

- 7.1 The application is considered to be in accordance with the requirements for consideration as permitted development under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. The details of the development have been assessed and it is considered that prior approval is required for the matters of highway, flooding, contamination and design of the building, due to the potential impacts of these issues. The information which has been provided is considered to be satisfactory given the limitations of what is possible to control under the applicable legislation. Subject to the conditions identified the proposal would comply with that legislation and the applicable development plan policies.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PRIOR APPROVAL subject to the conditions listed below.

Conditions

1. **Commencement of development**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Approved plans**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- I. Site location Plan Drawing No PO-01-CQ received on 2nd September 2020;

- II. Site Layout Plan Drawing No P1-01-PA Rev C received on 22nd February 2021;
- III. Building A Proposed Floor Plan with Dimensions Drawing No P2-010Dim Rev A received on 29th September 2020;
- IV. Building A Proposed Front Elevations Drawing No P3-01 received on 2nd September 2020;
- V. Building C Proposed Front Elevations Drawing No P3-02 received on 2nd September 2020;
- VI. Building A Proposed Rear Elevations Drawing No P3-03 received on 2nd September 2020;
- VII. Building C Proposed Rear Elevations Drawing No P3-04 received on 2nd September 2020;
- VIII. Building A Proposed Side Elevations Drawing No P3-05 received on 2nd September 2020;
- IX. Building C Proposed Side Elevations Drawing No P3-06 received on 2nd September 2020;
- X. Building C Proposed Floor Plan Drawing No P2-02 Rev A received on 2nd September 2020;
- XI. Building C Proposed Floor Plan with Dimensions Drawing No P2-02 Dim received on 2nd September 2020;
- XII. Building A Proposed Floor Plan Drawing No P2-01 Rev B received on 2nd September 2020;
- XIII. Structural Report Prepared by Marbas Project No 01702 Rev A Dated 11/06/2020 received on 2nd September 2020;
- XIV. Phase 1 Geo-Environmental Appraisal Prepared by Glanville Ref: CV8200125/SH/DW/004 Issue 2 dated 01/10/2020 received on 7th October 2020;
- XV. Drainage Technical Note Prepared by Glanville received on 22nd February 2021;
- XVI. Additional Drainage Information Prepared by Glanville received on 29th March 2021;
- XVII. Ecological Impact Assessment Prepared by SLR Ref No 404.04696.00007 dated August 2020 received on 2nd September 2020; and
- XVIII. Planning Statement Prepared by Pro Vision Project No 50512 dated August 2020 received on 2nd September 2020;

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Materials**

The materials to be used in the development hereby permitted shall be as specified on the plans and the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.

Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

4. **Contaminated Land**

No development, unless otherwise agreed in writing by the Local Planning Authority shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the LPA. The above scheme shall:

- (a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s).
- (b) Include a remediation scheme unless otherwise agreed in writing by the Local Planning Authority which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.
- (c) Include a monitoring and maintenance scheme unless otherwise agreed in writing by the Local Planning Authority to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA.
- (d) Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice.

Thereafter, any approved remediation scheme and/or monitoring and maintenance measures shall be carried out in accordance with the approved details. Two weeks written notice shall be given to the LPA prior to the commencement of any remediation scheme.

If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in accordance with the approved details.

The development shall not be occupied unless otherwise agreed in writing by the Local Planning Authority until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.

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. This condition is applied in accordance with paragraphs 170, 178, 179 and 180 the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

A pre-commencement condition is required to ensure that adequate investigation and a suitable remediation and/or monitoring is agreed before it may be implemented throughout the demolition and/or construction phase.

5. **Cycle Storage**

No dwelling shall be first occupied until cycle parking/storage facilities for that dwelling have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be maintained and kept available for that purpose at all times.

Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).

6. **Electric Vehicle Charging Points**

No dwelling shall be first occupied until an electric vehicle charging point has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times.

Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

7. **Sustainable Drainage**

The development hereby permitted shall not be brought into use until the sustainable drainage measures identified in the Drainage Technical Note (Glanville consultants report reference 005_8200125_SH_Drainage_TN) and the Additional Drainage Information - Technical Note (Glanville consultants report reference 006_8200125_SH_Additional_Drainage_Info_TN) have been implemented in accordance with the approved details. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and the Sustainable Drainage Systems SPD (2018)

8. **External Lighting**

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:

- (a) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance.
- (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.
- (c) Include isolux contour diagram(s) of the proposed lighting.
- (d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.

No external lighting shall be installed on the external elevations of the dwellings hereby permitted except in accordance with the above strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, and the rural character and appearance of the site. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.

Informatives

1. CIL Liability

This development results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. You are advised to submit a Notice of Chargeable Development at your earliest opportunity. A Liability Notice setting out further details, and including the amount of CIL payable will then be sent to you. 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