

TOWN AND COUNTRY PLANNING ACT 1990

Croudace Homes
Mr Scott Cromack
Spirella Building
204 Bridge Road
Letchworth Garden City
SG6 4ET

Applicant:
Croudace Homes

PART I - DETAILS OF APPLICATION**Date of Application**

7th February 2022

Application No.

22/00325/RESMAJ

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Approval of reserved matters following Outline Permission 18/02485/OUTMAJ [Outline application for residential development of up to 100 dwellings with new cycle pedestrian access onto Coltsfoot Way and two vehicular accesses onto Clayhill Road. Matters to be considered: Access.] Matters seeking consent: Appearance, Landscaping, Layout and Scale.

Land North Of Dauntless Road and South Of Pondhouse Farm, Clayhill Road, Burghfield Common, Reading

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council APPROVES the reserved matters for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s) :-

1. This approval relates solely to the reserved matters referred to in condition number 1 of the outline planning permission granted on the 5th December 2019, under application reference 18/02485/OUTMAJ. Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions applied to that outline planning permission.

Reason: For the clarity and the avoidance of doubt. The reserved matters cannot be considered separately from the permission to which they relate and the conditions applied on that outline permission are still applicable.

2. The development shall not be completed or first occupied, whichever is the sooner until details of treatment of all parts on the site not covered by buildings have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;

- 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) Sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 5) types and dimensions of all boundary treatments

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with the NPPF and Policies ADPP1,, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

3. No dwelling shall be occupied until a telephone land line has been fixed in each house. This land line must be maintained in perpetuity in the dwelling in question in a working order.

Reason . The application site lies in the DEPZ of AWE [Burghfield] and accordingly in the event of an emergency telecommunications must be maintained where possible, in accord with policy CS8 in the WBCS of 2006 to 2026.

4. No development shall take place until details of existing and proposed ground levels, and finished floor levels of the dwellings, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006).

5. No construction of the dwellings beyond slab level shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

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), Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because the approved materials will be used throughout construction.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C, D and E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding 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), Quality Design SPD (June 2006). In addition the design ethos of the estate is important to retain/control into the future.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gates, fences, walls or other means of enclosure which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected, constructed, or materially altered without planning permission being granted by the Local Planning Authority on an application made for that purpose. This restriction excludes any development expressly permitted by this permission, and does not prevent repairs or replacements (in full or in part) that do not materially affect the external appearance of any gate, fence, wall or other means of enclosure.

Reason: To prevent the erection of such development which may have an adverse impact on 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), Quality Design SPD (June 2006).

8. No dwelling shall be occupied until the approved vehicle parking and turning spaces for the dwelling have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring of the private cars at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

9. The development must be carried out in strict accord with the following approved plans:

DES-199-100-0 Site Location Plan
DES-199-101-4 Site Layout Plan
DES-199-102-4 Tenure Locations Plan
DES-199-103-4 Parking Locations Plan
DES-199-104-4 Refuse Servicing Plan
DES-199-105-4 Services & Lighting Plan
DES-199-106-4 Surface Materials Plan
DES-199-107-4 Facade Material Locations Plan
DES-199-108-4 Enclosures Plan

DES-199-109-4 Roof Materials Plan
DES-199-110-4 Open Space Plan
DES-199-111-1 Surface Water Drainage Layout Plan

House Type Drawings

DES-199-200-1 House Type A2708M-A2718M-A2709M Plans (Plot 35 41-44)
DES-199-201-1 House Type A2708M-A2718M-A2709M Elevations (Plot 35 41-44)
DES-199-202-1 House Type A2709M Plans and Elevations (Plot 39 40)
DES-199-203-2 House Type A4715M Plans and Elevations (Plot 86 100)
DES-199-204-0 House Type A3713M-2 Plans (Plot 55-60)
DES-199-205-0 House Type A3713M-2 Elevations (Plot 55-60)
DES-199-206-1 House Type B3016 Plans and Elevations (Plot 8 19 22)
DES-199-207-1 House Type B3017 Plans and Elevations (Plot 2-7 20-21)
DES-199-208-1 House Type S3019 Plans and Elevations (Plot 31-34 94)
DES-199-209-0 House Type S3020-1 Plans and Elevations (Plot 96-99)
DES-199-210-0 House Type S3020-2 Plans and Elevations (Plot 10-13 87-92)
DES-199-211-1 House Type S3022 Plans and Elevations (Plot 25 30)
DES-199-212-1 House Type S4028M-s Plans and Elevations (Plot 9 93 95)
DES-199-213-1 House Type S4030M-1 Plans and Elevations (Plot 73-78)
DES-199-214-1 House Type S4030M-2 Plans and Elevations (Plot 72 79)
DES-199-215-0 House Type G4032M Plans and Elevations (Plot 1 23 26)
DES-199-216-1 House Type G4034M-1 Plans and Elevations (Plot 24)
DES-199-217-1 House Type G4034M-2 Plans and Elevations (Plot 29 36 38)
DES-199-218-0 House Type G5035M Plans and Elevations (Plot 27 28 37)
DES-199-219-0 House Type A3713M-1 Plans and Elevations (Plot 17-18)
DES-199-220-1 Garages Plans and Elevations
DES-199-221-1 Carports Plans and Elevations Sheet 1
DES-199-222-1 Carports Plans and Elevations Sheet 2
DES-199-223-1 Substation Cycle + Refuse Stores Plans and Elevations
DES-199-225-1 Flat Type F1002M Plans and Elevations (Plot 15)
DES-199-226-0 Flat Type F2004M Plans and Elevations (Plot 14)
DES-199-227-1 Flat Type A2717M Plans and Elevations (Plot 16)
DES-199-230-1 Flat Block A and B Ground Floor Plan (Plot A45-54 B61-71)
DES-199-231-1 Flat Block A and B First Floor Plan (Plot A45-54 B61-71)
DES-199-232-1 Flat Block A and B Second Floor Plan (Plot A45-54 B61-71)
DES-199-233-1 Flat Block A and B Elevations Sheet 1 (Plot A45-54 B61-71)
DES-199-234-1 Flat Block A and B Elevations Sheet 2 (Plot A45-54 B61-71)
DES-199-236-1 Flat Block C Ground and Typical Floor and Roof Plan (Plot 80-85)
DES-199-237-1 Flat Block C Elevations (Plot 80-85)

Street Scenes and Site Sections

DES-199-300-1 Street Scenes Sheet 1
DES-199-301-1 Street Scenes Sheet 2
DES-199-302-1 Street Scenes Sheet 3
DES-199-304-0 Site Cross Section

Landscape Drawings

DES-199-500-3 Landscape Masterplan
DES-199-502-3 Habitat Enhancement Plan
DES-199-503-3 Detailed LAP Plan
DES-199-505-3 AMS and Tree Protection Plan

Reason. To clarify the planning permission.

10. The car port(s) hereby permitted shall be kept available for parking of the private cars at all times. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no physical alterations shall be made to the car port(s) (including enclosing the sides / installed doors), unless permission has been granted by the Local Planning Authority as a result of an application being submitted for that purpose.

Reason: To ensure that the car port is kept available for vehicle parking, and is not converted into a garage, in the interest of road safety. The residential parking standards of Policy P1 do not count garages towards parking provision. This condition is applied 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 Allocations DPD 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

11. No dwelling shall be occupied until cycle parking/storage facilities [for that dwelling] have been provided in accordance with the approved drawings. 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).

12. No dwelling shall be first occupied until electric vehicle charging points for that dwelling has been provided on site in accordance with the approved plans. 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.

13. No development shall take place until details of site access for use during all construction activities has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- (a) A plan showing the layout, surfacing arrangements, visibility splays, and any adjoining gates and means of enclosure;
- (b) Details of any banksman arrangements;
- (c) Details of wheel washing facilities and procedures.

Thereafter (unless otherwise agreed in writing by the Local Planning Authority) no construction activities other than those directly related and necessary to construct the access shall take place until the construction of the access has been completed in accordance with the approved details. The access shall be maintained in their approved condition, and any banksman and wheel washing arrangements shall be implemented, at all times during construction activities. Visibility splays shall be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level at all times.

Reason: To ensure that safe access arrangements are provided and maintained during all construction activities, in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because the access(es) must be provided at the start of the construction phase.

The decision to grant Reserved Matters Consent has been taken having regard to the policies and proposals in the West Berkshire District Local Plan 1991-2006 (WBDLP), the Berkshire Structure Plan 2001-2016 (BSP), the Waste Local Plan for Berkshire 1998-2006, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met.
3. The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil
4. 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 secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

Decision Date :- 29th July 2022



Mehdi Rezaie
Development Control Manager

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF CONSENT SUBJECT TO CONDITIONS

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may by notice appeal to the First Secretary of State for the Office of the Deputy Prime Minister in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate. Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN) or online using the Planning Portal at www.planningportal.co.uk.
2. The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment Transport and Regions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the district in which the land situated, as the case may be, a purchase notice requiring that the council to purchase his interest in the land in accordance with the provisions of part IX of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 119 of the Town and Country Planning Act 1990.

CASE OFFICER'S (MBB) REPORT ON APPLICATION NUMBER 22/00325/RESMAJ



**Site: Land North Of Dauntless Road and South Of
Pondhouse Farm
Clayhill Road
Burghfield Common
Reading**

MEMBER EXPIRY DATE - 16th March 2022
EOT to the 29th July 2022.

INTRODUCTION

This application seeks a reserved matters approval from the Council on the appearance, scale, layout and landscaping following the grant of outline planning permission under 18/02485/OUTMAJ for the erection of 100 dwellings with associated access and public open space at Pondhouse Farm just east of Burghfield Common.

The application site is 4.8ha and is currently a sloping greenfield site with a copse of ancient woodland to the south, existing built development to the west and Clayhill road to the north, from which vehicle access will be derived. It lies presently outside the defined settlement boundary of Burghfield Common, but once built out, will become part of that settlement as considered in the HSADPD of 2017 as adopted—under policy HSA15. Clearly there is no need at this juncture to consider the overall principle of the development as this has already been determined via the adopted HSADPD and the extant planning permission identified above.

PLANNING HISTORY

18/02485/OUTMAJ. Outline planning permission for the erection of 100 dwellings with associated works. Access agreed at this stage. Permitted subject to a s106 obligation for the delivery of 40 affordable units, on the 5th December 2019.

21/03073/cond1. Archaeology -condition 8 -discharged -25/01/22.

PROCEDURAL MATTERS

EIA:

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. This is because the outline permission was not the subject of a screening opinion since it was for fewer than 150 dwellings and less than 5ha in extent, so did not meet the threshold in Schedule 2 of the 2017 EIA Regulations under part 10[b] -urban development projects. In addition the site does not lie in a sensitive area as defined in the DMPO of 2015.

Publicity:

Site notice displayed on the 21st February in 3 locations including Coltsfoot Close. Expiry on the 14th March 2002.

Amended plans -displayed on the 14th April, expiry on the 30th April.
Further additional information. Site notice displayed on the 12th May expiry on the 26th May 2022.
Public Notice in the Reading Chronicle on the 17th February 2022.

CIL:

The application will be CIL liable. This matter will be subject of separate correspondence from the Council's CIL team.

CONSTRAINTS AND DESIGNATIONS

Open countryside (outside of any defined settlement boundary)
Ancient woodland lies adjacent the application site as Pondhouse Copse.
In the DEPZ for AWE Burghfield.

PLANNING POLICY

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant policies of the statutory development plan for West Berkshire are listed below. These policies can be read online at www.westberks.gov.uk/planningpolicy.

West Berkshire Core Strategy 2006-2026

Policies: ADPP1, ADPP6, CS1, CS4, CS6, CS8, CS13, CS15, CS17, CS18, CS19.

Housing Site Allocations DPD 2006-2026

Policies: GS1, HSA16, P1.

West Berkshire District Local Plan 1991-2006 Saved Policies 2007

Policies: Nil.

The following are relevant materials considerations:

- The National Planning Policy Framework July 2021.
- The Planning Practice Guidance (PPG)
- Quality Design SPD (2006)

CONSULTATION RESPONSES

Burghfield Parish Council: Objection on a variety of grounds.

Poor design with too many house "linked" and not enough green area between plots.
No mention of Sustainability of these dwellings, it terms of water recycling, micro generation, water run off elevation, solar power, waste recycling. Better insulation materials.

Contravenes WBDC policy CS14 - Design Principles.

Landscaping looks acceptable.

Layout Dwellings are too close together and while we agree with prioritisation of pedestrians, more room for off street car parking should be planned in, as reality off does not met policy statements.

As this location is Rural, why such a large "Green" in the middle of the development.

Contravenes WBDC policy CS4 - Housing Type and Mix

Contravenes WBDC policy CS14 - Design Principles

Scale-Site density too high for a rural area.

Would not fit into the prevailing character of the surrounding area.

Contravenes WBDC policy CS4 - Housing Type and Mix

Contravenes WBDC policy CS14 - Design Principles

Sulhampstead Parish Council. Objection. Development is too dense. Similar concerns to the Parish above.

Highways Authority: No objection in principle but a whole range of detailed comments made about the layout of the scheme since the roads will need to be adopted in the future, where required. Amended plans required. Submitted. Conditional permission now recommended as objections removed.

Berkshire Fire and Rescue. The development will be subject to building regulations in terms of means of escape in case of fire etc.

Emergency Planning. Whilst the development will bring perhaps an additional 240 plus residents into the AWE inner protection zone as defined under policy CS8 in the WBCS of 2006 to 2026, since planning permission was granted prior to the new DEPZ being agreed, the Council cannot object to the development. Conditional permission is accordingly recommended, with each household having an obligatory landline in case of an emergency at the AWE. No objections. Condition to be applied.

Natural England. No comments to make.

Public Right of Way. Note the new link into the site which is encouraged. No objections.

EA. No comments to make.

Trees. Conditional permission. The landscaping is acceptable as is the proposed 15m buffer strip to the ancient woodland.

Thames Valley Police. Some very helpful and detailed comments about on site security and future "natural" surveillance which has been accommodated into the submitted amended plans—re consulted. No views received.

Housing Services. Accepted the 40% affordable housing figure but requested on the original plans that the mix of units promoted be more closely aligned to the present needs for social housing in the vicinity. The officer has agreed the final layout in the amended plans. Meets the requirements of the s106 obligation.

SUDS officer. Objection on the grounds that the proposed suds layout does not fully comply with the latest drainage guidance in relation to overall water retention and the 1 in 1 greenfield run off rate equivalent. In addition concerns are raised about the future habitat /ecological impact of the drainage on the ancient woodland as the swales and attenuation ponds lie in the 15m buffer zone. The layout may well need to be revised to ensure the suds scheme becomes acceptable.

Archaeologist. Notes that whilst condition 8 on the outline permission relating to the implementation of an archaeological report /survey of the site being undertaken and discharged, nevertheless that archaeological report should be available for public view on the application file. This has been done. No objections from the officer.

Ministry of Defence. No objections to the application. The site lies outside any safeguarding area, which might compromise any active MOD sites.

PUBLIC CONSULTATION RESPONSES

Total received: 6

Object: 6

Summary of representations: Still concerned about lack of detail in the footpath/cycleway link between the site and Coltsfoot Close. Worried about impact on the ancient woodland. The application should not have been permitted in the first place because of this. Impact on local traffic and impact on local facilities and infrastructure. Poor suds design. Site lies in ONR/AWE inner protection zone so should not be allowed to progress.

One member of the Public has formally requested that the Secretary of State for Levelling Up, Housing and Communities call in the application for his determination. On the 28th July 2022 the Minister formally determined that NO call in was required. The letter is on the file. The LPA can proceed to determine the application.

PRINCIPLE OF DEVELOPMENT

The West Berkshire Core Strategy [inter alia] sets out under policy CS1 [Delivering new homes and retaining the housing stock] that there will be range of 4 means of permitting new dwellings across the District to meet the ongoing population pressures, and household formation. One of these is via allocated housing sites. Pondhouse Farm is an allocated site in the HSADPD under policy HSA15. Accordingly, planning permission in outline has already been granted on the site for 100 dwellings. Accordingly de facto the principle of development has been agreed on the site, and now there is an extant permission across the site.

DESIGN, CHARACTER AND APPEARANCE

The applicant [Croudace Homes] have gone to a considerable amount of on site analysis and work , particularly in relation to the surrounding vernacular styles of architecture and design, to inform their design and access statement , which in turn has informed the overall design/layout and proposed street scenes across the site. The case officer has closely examined this publication, and all the proposed housing/flat designs across the whole application site, walking the site with the applicant's architect. It is important to note in this context the significant drop in levels across the site of about 12m. The design reflects this in that there are a range of 3 storey buildings on the lowest section of the site, which are considered to be visually acceptable in that context, given the lower levels and the screening afforded by the woodland to the south. Indeed the height of the units in Coltsfoot Close are similar.

The design and access statement divides the site up into 11 street typologies which reflect the location and prominence of that particular street as proposed. For example the one adjacent the Clayhill Road has 2 storey dwellings only and is fairly low density. Once the street typologies have been agreed, this then informs the heights and massing of the dwellings, and the width of the streets, and the hierarchy in terms of road/pedestrian use. The applicant has also proposed that the site be split up into 5 design areas [e.g. woodland edge] which works well in terms of the overall design and layout, creating enough on and off site private and public open space for the 100 dwellings .

What is perhaps most refreshing about the scheme is the level of architectural detail proposed in the elevations of the dwellings across the site, being tenure blind. For example plot 79 is a 3 storey house with 4 beds and a study with a fairly narrow frontage, but the elevations have been carefully prepared with a good level of architectural thought. There is no need to examine each plot in turn as all the information has been on the public file for some time and has been publicised now via 3 sets of plans site notices. Suffice to say the scheme will potentially lift the overall design quality of housing in the village of Burghfield Common. It is also refreshing to note the wide palette of high quality external facing material on the site ranging from clay tiles and slate for the roofs, and varied brickwork, flint panels and render for the facades. In addition there is a good level of detail applied to the fenestration and porches across the relevant dwellings. To conclude it is accepted that the details submitted pursuant to the outline permission in terms of the overall scale and appearance and layout in the

reserved matters is of a high standard and will comply with the advice on good quality development and design codes as set out in the NPPF, and indeed via policy HSA15.

NEIGHBOURING AMENITY

There are a number of dwellings which are facing the site to the south west on Dauntless Road. The case officer has examined the proposed physical relationship between these existing dwellings and the proposal and the closest straight line distance is over 40m. Given the intervening new internal access road and the landscaping proposed, plus the existing reasonably strong treed boundary already on the site, there is little expectation of any harmful impact upon existing amenity by the scheme.

In terms of the application layout itself the applicant has managed to design the layout such that minimum back to back distances of 21m are adhered to, and the relationship of frontages across streets is also considered acceptable. Inevitably there will be a degree of overlooking across gardens etc. but this is an urban situation where the overall density [gross] of 21 units per ha is relatively low. It is noted that some of the private gardens for some of the plots are rather tight, but in the balance of the close proximity of the generous central open space with play areas, this is not taken to be a "problem". This is noted in regard to the Parish Councils worries over the site comprising an overdevelopment, but in the view of the case officer, this is not the case. Indeed in terms of open views for most of the future residents the layout of the scheme will afford some rural views particularly to the north east and north west and for those dwellings fronting the public open space.

In conclusion the scheme is accepted in terms of future residential amenity and so satisfies policy CS14 in the WBCS,

HIGHWAY MATTERS

The principal highways issues for this development have been resolved at the outline stage i.e. the main access points onto the local highway for vehicles, and the access to Coltsfoot Close--non vehicular. The overall question of traffic impact on the local highways network and the overall sustainability of the site were effectively permitted via the adoption of the HSADPD in 2017, in addition. This was guided by the overall advice contained in policy CS13 in the WBCS and the advice on highways matters in the NPPF of 2021.

This reserved matters application looks at the following issues in greater details:

Car parking, internal layout, future road adoption, waste/refuse storage, cycle parking.

Taking each of these points in turn.

Policy P1 in the HSADPD sets out the required parking spaces for the new housing. The site lies in zone 3. Accordingly 239 spaces are required to meet the standards and the applicant has achieved this. This is made up of the following: 203 off street [85%] of which 19 are garages, 49 are car ports, 77 on plot and 58 in combined courtyards. Of the off street spaces [36 no] being 15% of the total, 31 are unallocated across the site with the remainder for 5 visitor allocated spaces. Some spaces are provided adjacent the central Green which has disrupted to a degree the landscaping/soft boundary of the Green but this is a visual compromise required, in order to ensure that no on street car parking will interfere with highways safety and the movement of refuse vehicles across the site once the whole scheme is completed and occupied.

Policy P1 in addition seeks the provision of electric vehicle charging points across the site, for the new dwellings. A 100 % density is reached which is acceptable.

In terms of cycle parking the amended layout plan notes the locations of sheds for parking on plots and in garages plus communal units for the proposed flats --this can of course be conditioned in this reserved matters approval.

Internal layout. The proposed layout meets in general the indicative layout set out at the outline stage i.e. 2 access onto the Clayhill Road and the internal loop around the Green with "offshoots" incorporating various cul de sacs and internal routes. This layout has been examined carefully by both the case officer and in particular the highways officer who has raised a number of cogent points in order to accommodate future road adoption requirements and indeed safe waste /refuse disposal. Local pedestrian and internal highways safety are all important as well and a road safety audit has been prepared to support the application submission. There is little point in examining all the detailed /technical highways points in this report - all details are on the public file for the interested reader. Suffice it say that the highways officer is now recommending conditional approval. One advantage of the layout is the central green which will provide not only an important open space but also a visual benefit. This is still accommodated within the proposed new internal highways network and so is acceptable.

Accordingly, to conclude on the highways/layout issues it is considered that the scheme meets the criteria in relation to permeability for walking/cycling routes [see below re the Coltsfoot Close link], the travel plan submitted, the access points as identified in policy GS1 in the HSADPD as adopted in 2017. It is thus satisfactory in this issue/matter.

FLOODING AND DRAINAGE

Policy CS16 in the WBCS provides that all applications must comply with appropriate sustainable drainage techniques. It is particularly important for this application site since the site slopes significantly down towards ancient woodland where clearly the drainage [and indeed the quality of the drained waters] is "good" so no possible pollution may occur, in order to protect and conserve this designated ecological asset. In the proposed layout there are a number of swales across the site and three attenuation ponds--one in the central open space area, the other two in the proposed buffer zone of 15m plus to the ancient woodland to the south west. The reader of this report will note that suds have objected to the plans as submitted. However in this case the case officer is, whilst taking the views into full account, overruling the consultee advice. This is for the following reasons.

- 1--Even if this application were to be refused on drainage grounds the outline permission will still remain in place.
- 2--Condition 9 on the outline permission, is a suds pre condition so no development will be able to commence until suds has been approved.
- 3--the notional layout of suds ponds in the buffer zone was originally annotated in the layout under the outline scheme so the suds officer at that time would have been fully aware of the proposed layout and still applied the condition, rather than objecting.
- 4--the EA have been consulted on the application but have elected to make no comments.
- 5--updated advice from Natural England via the Framework and NPPG has still noted that buffer zones to ancient woodland be retained as 15m but this is a minimum. In that sense the scheme still complies with the updated guidance.

On the face of it the scheme accordingly does not comply with the full advice in policy CS16 in relation to [for example] applying greenfield run off rates. However the mitigating factors identified above in points 1-5 are given weight in consideration of this application. It is not considered appropriate to delay the delivery of the housing scheme further at this point, given the existing need for affordable and other new homes in the vicinity of the application site. Refusal of the application at this stage would do this, i.e. it would serve no planning gain.

LANDSCAPING

This issue is one of the formal reserved matters to be approved at this stage. The policy basis is set out in policies CS17, 18 and 19 in the Core Strategy, relating to biodiversity, green infrastructure and landscape impact.

The first possibly the most important component is examining the physical relationship of the scheme to the protected ancient woodland to the south of the site. The minimum required buffer zone of 15m is provided here with a suds attenuation basin/linear park set out to the rear of the proposed flats. Whilst no response has been received from the Council ecologist the Council tree officer has recommended conditional approval to the application, so he is content that the layout is acceptable as is the arboricultural protection scheme proposed during construction works and the proposed new landscape planting across the site. For example, the submitted plans indicate just under 160 new trees to be planted across the site of varying species according to their location. This will clearly replace [in terms of biodiversity net gain] the relatively small amount of hedgerow to be lost on the Clayhill road frontage in order to achieve the required visibility splays for the 2 new access points. This will also over time, assist in mitigating the overall visual impact the scheme will have upon the wider area, which will be inevitable.

Again the design and access statement goes into some detail in setting out the overall landscape strategy, so there is no need to re iterate this here.

It is concluded, along with the proposed ecological mitigation put in place [e.g. bat boxes, bat tubes bird boxes and bee bricks] that the scheme meets the policy requirements as set out in CS17, 18 and 19. These have all been conditioned in the outline stage.

OTHER MATTERS

One matter of contention at the outline stage was the inclusion of a footway /cycle way link into Coltsfoot Close to the west of the site. There was some confusion with residents that this would /could be a vehicle access. This is certainly not the case, but it was a clear condition at the outline stage that this link be included in the reserved matters, which it is. The precise detail of this has not been approved outside of the application site since this has already been conditioned by number 7 on the outline permission. In addition for the scheme outside the red line the land concerned is owned by the Council so once the scheme is implemented the Council will undertake works to link the footway/cycleway from the site to the Close—a sum of £4000 has been paid via the s106 obligation to undertake this construction. This then satisfies the penultimate bullet point in policy HSA15.ie to increase local permeability from the site in the interests of sustainability and community cohesion as encouraged by the NPPF.

Another matter of contention is the call in request by a local resident of the application for reasons unknown. It is therefore difficult to assess on what basis the call in is made but a number of points may /do apply.

Even if called in the outline permission stays in place.

A number of objections relate to the fact that the site lies in the DEPZ for AWE Burghfield so it should not be approved under policy CS8 in the Core Strategy. This is now irrelevant since even if a reserved matters were refused on this basis [and Emergency Planning and the MOD have not objected in principle] the outline permission would remain and would not be rescinded, without prejudice.

The contentious issue of the cycle way/footpath link to Coltsfoot Close was determined at the outline stage.

The contentious issue of the ancient woodland buffer strip meets standards, albeit minimum zone policy in the NPPG.

In any event on the 28th of July the SoS determined that NO call in was required under the relevant legislation.

PLANNING BALANCE AND CONCLUSION

Paragraph 8 of the NPPF requires that in determining planning applications local planning authorities [and the Inspectorate], must take into 3 issues of an economic objective, social objective and an environmental objective. There is also a presumption in favour of sustainable development in addition.

Essentially, it is considered that this reserved matters application meets all of the above objectives for the following reasons.

1—Economic—there will be a substantial boost to the local economy, via the construction process, but also the continuing additional expenditure of 100 households in the District, plus the CIL charge and the ongoing Council tax income.

2—Social. The introduction of 40 affordable units is certainly a substantial social gain and the introduction of perhaps 250 new locals into the area so supporting local facilities and services.

3—Environmental. There is no doubt that there will be a degree of environmental impact arising from the scheme, such as a traffic impact and visual one, plus some local disruption during the overall construction phase. However, this is an allocated site which already has outline permission so these impacts have already been "accepted" in planning terms. It is relevant in this instance to pray in aid a very recent appeal decision by the Secretary of State on Sandford Park in Newbury [Ref 20/01238/OUTMAJ] which in allowing that appeal , showed harm to the ancient woodland but still permitted the scheme. This is an allocated site in the WBCS under policy CS3.

RECOMMENDATION

Accordingly a conditional approval to the reserved matters is duly recommended. No s 106 obligation is required as that attaches to the original outline permission.