

SANDLEFORD APPEAL

COUNCIL'S DRAFT SUGGESTED CONDITIONS

Appeal Ref: APP/W0340/W/20/3265460

Site: Sandleford Park, Newtown Road, Newbury.

Proposal: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access.

Application: 20/01238/OUTMAJ

West Berkshire Council suggest the following conditions in the event that the Inspector decides to allow the appeal. These suggested conditions are provided **without prejudice** to the Council's position and case in respect of the appeal proposal. The list is draft and non-exhaustive at this stage and both the list and the suggested wording of each condition will be subject to further review and updating as part of discussions with the Appellants' side and in the context of on-going discussions on the Draft s106 Unilateral Undertaking.

In accordance with Planning Practice Guidance: 'It is good practice to list the conditions in the order that they need to be satisfied. A good structure is:

- 1.the standard time limit condition for commencement of development
- 2.the details and drawings subject to which the planning permission is granted
- 3.any pre-commencement conditions
- 4.any pre-occupancy or other stage conditions
- 5.any conditions relating to post occupancy monitoring and management

Paragraph: 024 Reference ID: 21a-024-20140306. Revision date: 06 03 2014

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Pre-reserved Matters, Reserved Matters and Time Limit Conditions

1. Phasing Plan (outline)

A phasing plan shall be submitted to the local planning authority for approval before or alongside the first application for reserved matters approval. The phasing plan shall identify all phases of development by which the development shall be undertaken, housing numbers, mix and tenure. In combination, the phases proposed in the phasing plan and subsequently sought through reserved matters applications shall provide the following mix of market housing:

2 bed flats	10%
2 bed houses	20%
3 bed houses	42.5%
4 bed houses	27.5%

And the following mix of affordable housing (excluding extra care housing):

1 bed flats	35%
2 bed flats	8%
2 bed houses	27%
3 bed houses	25%
4 bed houses	5%

No development shall take place until the phasing plan has been approved by the local planning authority. Thereafter the development shall be carried out in accordance with the approved phasing plan.

Reason: To facilitate the phasing of the development in the interests of timely and sufficient infrastructure delivery and secure the housing mix upon which the EIA has considered. This condition is applied in accordance with the National Planning Policy Framework, and Policies ADPP2, CS3, CS4, CS5, CS6, CS14, CS16 and CS18 of the Core Strategy 2012 - 2026. A pre-commencement condition is necessary because the phasing plan will need to be adhered to throughout the entire construction phase.

2. Approval of Reserved Matters

Details of the appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase takes place. The development shall be carried out in accordance with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Time Limit for Reserved Matters

Application for approval of the reserved matters for at least one of the phases shown on the phasing plan approved by condition 1 shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission and the last application for reserved matters approval shall be made no later than 7 years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. Commencement of Development (phased outline)

The development of each phase permitted by condition 1 shall commence no later than 2 years from the date of approval of the last of the reserved matters to be approved for that phase.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

- Application Boundary Plan (drawing number 14.273/PP01 Rev B) received on 24th June 2020;
- Land Use and Access Parameter Plan (drawing number 14.273/PP02 Rev H1) received on 24th June 2020;
- Green Infrastructure Parameter Plan (drawing number 14.273/PP03 Rev G1) received on 24th June 2020;
- Building Heights Parameter Plan (drawing number 14.273/PP04 Rev G1) received on 24th June 2020;
- Strategic Landscaping and Green Infrastructure Plan (drawing number 04627.00005.16.632.13) received on 24th June 2020;
- Eastern Site Access Plan (drawing number 172985/A/07.1) received on 24th June 2020;
- Western Junction Access Plan (drawing number. 172985/A/08) received on 24th June 2020;
- Access Road Plan (drawing number 14.273/928) received on 24th June 2020;
- Design and Access Statement (February 2020, Issue 8) received on 24th June 2020.

Reason: For the avoidance of doubt and in the interest of proper planning. Outline planning permission is granted solely on the basis of the parameters within these approved details, against which the EIA has been carried out.

6. Secured by Design (reserved matters submission)

The first reserved matters submission relating to layout, scale, appearance and landscaping for each phase of residential development submitted pursuant to Condition 1 shall be accompanied by details of measures to minimise the risk of crime in accordance with Secured by Design principles. All dwellings within each phase shall be designed to achieve Secured by Design accreditation (as awarded by Thames Valley Police) in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development within each phase shall be carried out in accordance with the approved details

Reason: In the interests of reducing crime and disorder in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the Sandleford Park SPD.

7. Details of Renewables (as part of the first reserved matters submission)

The first reserved matters submission, relating to any or all of the reserved matters (namely layout, scale, appearance and landscaping) for each phase of residential development submitted pursuant to Condition 1 above, shall be accompanied by a full detailed scheme of energy generation on site from renewables, low carbon and/or zero carbon energy for the Local Planning Authority's consideration and approval, to ensure that the residential development hereby approved is carbon neutral.

No development within each phase shall take place until approval of the above scheme of energy generation on site has been granted in writing by the Local Planning Authority.

Thereafter the development within each phase shall be implemented in full accordance with the approved details.

Reason: To ensure the delivery of adequate renewables, reduce the impact on climate change, contribute to the reduction of CO₂ emissions and deliver a carbon neutral residential development. This condition is imposed pursuant to the National Planning Policy Framework, Policy CS3, CS14 and CS15 of the West Berkshire Core Strategy 2006-2026, the Sandleford Park SPD and the West Berkshire Environment Strategy 2020-2030.

8. Ground Levels and Finished Floor Levels (reserved matters submission)

The first reserved matters submission relating to layout, scale, appearance and landscaping for each phase of residential development submitted pursuant to Condition 1 shall be accompanied by details of existing and proposed ground levels, and finished floor levels of the dwellings and buildings to be constructed in that phase. No development within each phase shall take place until approval of the existing and proposed ground levels and finished floor levels has been received in writing from the Local Planning Authority as part of the reserved matters application.

Thereafter the development within each phase shall be implemented in full 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 National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and the Quality Design SPD (June 2006) and Sandford Park SPD.

9. Highway Infrastructure Design and Construction (reserved matters submission)

The first reserved matters submission relating to layout, scale, appearance and landscaping for each phase of residential development submitted pursuant to Condition 1 shall be accompanied by details of the highway infrastructure design and construction within that phase. No development within each phase shall take place until approval of the existing and proposed ground levels and finished floor levels has been received in writing from the Local Planning Authority as part of the reserved matters application.

No dwelling shall be first occupied or unit brought into first use until the approved details have been implemented in full accordance with the details approved at reserved matters stage.

Reason: To ensure the provision of suitable and safe highway infrastructure for each phase of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026 and the Sandford Park SPD.

10. Plot Access, Parking and Turning Arrangements and Electric Vehicle Charging Provision (reserved matters submission)

The first reserved matters submission relating to layout, scale, appearance and landscaping for each phase of residential development submitted pursuant to Condition 1 shall be accompanied by details of the vehicular, pedestrian and cycle access to each dwelling/unit and the electric vehicle charging points and vehicle parking and turning spaces associated with each dwelling. No development within each phase shall take place until approval of the existing and proposed ground levels and finished floor levels has been received in writing from the Local Planning Authority as part of the reserved matters application.

No dwelling shall be first occupied or unit brought into first use until the approved details for each dwelling/unit has been implemented in full accordance with the details approved at reserved matters stage.

Thereafter the vehicle parking shall be kept available for the parking of private cars and/or private light goods vehicles and the cycle parking provision shall be kept available for the parking of cycles.

Reason: To ensure the dwelling/unit is provided with safe and suitable access, parking and electric vehicle charging facilities. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS13 and CS14 of the West Berkshire Core Strategy 2006-2026 and Policy P1 of the Housing Site Allocations DPD 2006-2026 as well as the Sandleford Park SPD.

11. Primary School Parking (reserved matters submission)

The first reserved matters submission relating to layout, scale, appearance and landscaping for the primary school shall provide details of the vehicular, pedestrian and cycle accesses. No development of the primary school shall take place until approval of the vehicular, pedestrian and cycle accesses has been received in writing from the Local Planning Authority as part of the reserved matters application.

The primary school shall not be brought into first use until the vehicular, pedestrian and cycle accesses to the primary school have been implemented in full accordance with the details approved at reserved matters stage.

Reason: To ensure the primary school is provided with safe and suitable access. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026 and the Sandleford Park SPD.

12. Submission of details of Local Centre Development as first reserved matters for DPC

The first reserved matters submission relating to layout, scale, appearance and landscaping for the Local Centre shall be submitted prior to any other reserved matters application for a phase within Development Parcel Central. The reserved matters application shall include details of car parking and cycle parking, the operating and customer opening hours for the uses proposed within the Local Centre and provide an area measuring 15m x 7 m for a mini-waste recycling collection facility within the Local Centre.

No development with DPC shall take place until approval of the Local Centre has been received in writing from the Local Planning Authority as part of the reserved matters application.

No more than 700 dwellings within the site shall be occupied until the Local Centre has been constructed in full accordance with the approved details.

Reason: To ensure that the Local Centre is appropriately planned for at an early stage and provided in a timely manner to serve the community and to safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policies CS3, CS5 and

CS14 of the West Berkshire Core Strategy 2006-2026 and the Sandlesford Park SPD.

13. Country Parkland Parking (reserved matters submission)

The first reserved matters submission relating to layout, scale, appearance and landscaping for the phase of the development with Development Parcel Central containing the Country Parkland parking (the indicative location of which is shown on plan 04627.00005.16.632.13), shall provide details of the vehicular, cycle and motorcycle parking arrangement and turning spaces. No development within that phase shall take place until approval of the Country Parkland parking has been received in writing from the Local Planning Authority as part of the reserved matters application.

The Country Parkland parking shall be implemented in full accordance with the approved details (including any surfacing arrangements and marking out) prior to the Country Parkland being brought into first use.

Thereafter the parking shall be kept available for the parking of private cars, motorcycles and cycles.

Reason: To ensure that the Country Parkland 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.

14. Sustainable Drainage Systems (SuDS) (reserved matters submission)

The first reserved matters application for each of the main development parcels shown on drawing number PP05 Rev B shall provide details of the sustainable drainage measures to manage surface water within that development parcel. No development within each of the main development parcels shall take place until approval of the sustainable drainage measures has been received in writing from the Local Planning Authority as part of the reserved matters application.

These details shall be in accordance with the principles of the Brookbanks Flood Risk Assessment (dated February 2018). These details shall:

a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018. This should include, but not be limited to, the following : green roofs and rainwater harvesting measures; localised bio-retention measures in built areas particularly as 'on-parcel SuDS'; trees planted in tree-pits incorporated into the built development as well as SuDS areas; ponds and wetlands; carriageway filter strips; roadside swales; attenuation basins as local source control with dry and wet areas;

- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Any soakage testing should be undertaken in accordance with BRE365 methodology;
- c) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than 1 in 1 year Greenfield run-off rates;
- d) Include detailed construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- e) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm + 40% for climate change;
- f) Include flood water exceedance routes, both on and off site as well as low flow and overflow routes;
- g) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- h) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines;
- i) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- j) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; and
- k) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;
- l) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy);
- m) Include measures to protect or enhance the ground water quality and proposals for habitat creation, ecological and landscape enhancement;
- n) Apply for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e. stream, ditch etc.);
- o) Show that attenuation storage measures have a 300mm freeboard above maximum design water level. Surface conveyance features must have a 150mm freeboard above maximum design water level;
- p) Include with any design calculations an allowance for an additional 10% increase of paved areas over the lifetime of the development;
- q) Provide details of catchments and flows discharging into and across the site including through existing areas identified as Ancient Woodland and Copse, how these flows will be managed and routed through the development and where the flows exit the site both pre-development and post-development must be provided;
- r) Provide details of the timetable for implementation of sustainable drainage measures.

The above sustainable drainage measures shall be implemented in full 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; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006), as well as the Sustainable Drainage Systems SPD and the Sandford Park SPD.

15. Emergency Water Supplies (reserved matters submission)

The reserved matters submission relating to layout, scale, appearance and landscaping for each phase of residential development submitted pursuant to Condition 1 shall be accompanied by details of private fire hydrant(s), or other suitable emergency water supplies. No development within each phase shall take place until approval of the private fire hydrant(s), or other suitable emergency water supplies has been received in writing from the Local Planning Authority as part of the reserved matters application.

No dwelling shall be first occupied or unit brought into first use until the approved details for that phase have been implemented in full accordance with the details approved at reserved matters stage.

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 & Rescue Service requirements, in the interests of public safety. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS5 of the West Berkshire Core Strategy 2006-2026.

16. Details and Provision of LEAPs and LAPs (reserved matters submission)

The first reserved matters submission relating to layout, scale, appearance and landscaping for each phase of residential development submitted pursuant to Condition 1 shall be accompanied by details of any LEAPs or LAPs to be provided within that phase, including details of play equipment to be provided. No development within each phase shall take place until approval of any LEAPs or LAPs to be provided within that phase has been received in writing from the Local Planning Authority as part of the reserved matters application.

No dwelling shall be first occupied or unit brought into first use until the approved details have been implemented in full in accordance with the details approved at reserved matters stage.

Reason: To ensure that the play facilities within each phase are planned and provided at the appropriate time. This condition is applied in accordance with the National Planning Policy Framework, Policies CS5 and CS14 of the West Berkshire Core Strategy 2006-2026, and the Sandford Park SPD.

17. Hard and Soft Landscaping (reserved matters submission)

All hard and soft landscape works shall be carried out in accordance with the details approved through reserved matters submissions. Each reserved matter submission for landscape shall include details of:

- i) the timing of implementation, which shall be no later than the end of the first planting season following the commencement of development;
- ii) planting plans;
- iii) written specifications;
- iv) a schedule of plants noting species, plant sizes and proposed numbers;
- v) existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate);
- vi) existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate);
- vii) existing and proposed finished levels (to include details of grading and earthworks where appropriate)
- viii) any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking).

The soft landscaping works approved by all reserved matters submissions shall be completed in accordance with the approved details within the first planting season following the first commencement of any part of the development on that parcel.

Any planting that is removed, uprooted, severely damaged, destroyed or dies within five years of the date of planting shall be replaced by the approved type planting by the end of the first available planting season.

No dwelling shall be first occupied or unit brought into first use until the approved hard landscaping works have been implemented in full in accordance with the details approved at reserved matters stage.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD and the Sandford Park SPD.

18. Residential and Non-residential Refuse Storage (reserved matters submission)

The first reserved matters submission relating to layout, scale, appearance and landscaping for each phase of residential development submitted pursuant to

Condition 1 shall be accompanied by details of the location and design of recycling and refuse storage arrangements for residential properties and non-residential properties. No development within each phase shall take place until approval of the location and design of recycling and refuse storage arrangements for residential properties and non-residential properties has been received in writing from the Local Planning Authority as part of the reserved matters application.

No dwelling shall be first occupied or non-residential unit brought into use until the approved details for each dwelling/unit have been constructed in full accordance with the details approved at reserved matters stage.

Thereafter the recycling and refuse storage shall be kept available and used for the storage of refuse and recycling receptacles.

Reason: To ensure that there is adequate refuse and recycling storage facilities within the site and ensure safe and adequate collection in the interests of highway safety and local amenity. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and the West Berkshire Quality Design SPD (Part 1, Section 2.13).

19. Full Site Access Details, including pedestrian and cycle details (reserved matters submission)

As part of the first reserve matter application details of the vehicular, pedestrian and cycle accesses to the site from Monks Lane are to be provided. No development shall take place until approval of the vehicular, pedestrian and cycle accesses to the site from Monks Lane has been received in writing from the Local Planning Authority as part of the reserved matters application.

The details shall include visibility splays for the proposed vehicular accesses onto Monks Lane of 2.4 metre x 43 metres. Thereafter the visibility splays shall be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level at all times.

No dwelling within the site is to be occupied until the accesses from Monks Lane into the site have been implemented to base wearing course standard in full accordance with the approved details.

Reason: The access details submitted with the application provide insufficient detail on the provision of pedestrian and cycle accesses from the site onto Monks Lane or the necessary visibility splays required to be achieved for the vehicular accesses onto Monks Lane. The timely completion of the site accesses is necessary to ensure safe and suitable access for all. This condition is applied in accordance with the National Planning Policy Framework and Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026.

20. Country Parkland LGIDMP and delivery (reserved matters)

The first reserved matters application for the site shall include a Country Parkland Landscape and Green Infrastructure Design and Management Plan (LGIDMP) detailing the design and management of the landscape and green infrastructure within the whole of the Country Parkland as denoted in drawing number 04627.00005.16.306.15 including details of woodland buffer zones, hard and soft landscaping, boundary treatments, SuDS, non-vehicular access, lighting, green links, and NEAP. No development shall take place until approval of the Country Parkland Landscape and Green Infrastructure Design and Management Plan (LGIDMP) has been received in writing from the Local Planning Authority as part of the reserved matters application.

No more than 150 dwellings within Development Parcel North 1 (as depicted on drawing number PP05 Rev B) shall be occupied until the Country Parkland has been implemented in full accordance with the approved details.

Reason: To ensure that the Country Parkland is appropriately planned for at an early stage and provided in a timely manner to serve the community. Delivery of the Country Parkland at an early stage is required by Natural England and the Local Planning Authority to ensure minimal impact on the SSSI at Greenham Common. This condition is applied in accordance with the National Planning Policy Framework, Policies CS3, CS5, CS17 and CS18 of the West Berkshire Core Strategy 2006-2026 and the Sandlesford Park SPD.

Pre-commencement Conditions

21. Construction Access (pre-commencement)

No development shall take place until details of site access for use during all demolition/construction activities has been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan showing the layout, surfacing arrangements, visibility splays, and any adjoining gates and means of enclosure.

Thereafter no demolition and/or construction activities other than those directly related and necessary to construct the access(es) shall take place until the construction of the access(es) has been completed in accordance with the approved details. The access(es) shall be maintained in their approved condition at all times during demolition and/or 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 demolition/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 demolition/construction phase.

22. Construction Surface Water Drainage Measures (pre-commencement)

No development shall commence until details of sustainable drainage measures for the construction period to manage surface water within the site during construction have been submitted to and approved in writing by the Local Planning Authority. Those details shall include timings of when the measures are to be implemented and the decommissioning of those measures.

Thereafter the construction of development shall be undertaken in accordance with the approved details.

The sustainable drainage measures shall be 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 during the construction of the development will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006), as well as the Sustainable Drainage Systems SPD and the Sandleford Park SPD. A pre-commencement condition is necessary because the surface water drainage measures must be provided at the start of the construction phase.

23. Construction Access to Park House School (pre-commencement)

No development shall commence until details of a haul road to provide construction access to Park House School Expansion Land as shown on drawing number PP02 Rev H1 shall submitted and approved in writing by the Local Planning Authority. Such details shall include adequate surface treatment, crossing of watercourses including a temporary bridge across the central valley, an ecological appraisal including any necessary mitigation measures and the timing for those, tree and woodland protection and timescales for laying out, location and size of site compound(s) and decommissioning.

The construction access to Park House School shall be implemented in full and in accordance with the approved details prior to the occupation of XX dwellings within the site.

Reason: Construction access to implement the necessary proposed mitigation works to the secondary school via the existing Park House School access would not be possible due to safety reasons. No details have been included within the application documents to provide for the safe and suitable access for construction traffic whilst the school is operating. 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 must be provided at an early stage of development.

24. Contaminated Land (pre-commencement by phase)

No development within each phase of the development permitted by condition 1 shall take place until a scheme to deal with contamination within that phase has been submitted to and approved in writing by the Local Planning Authority. 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 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 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 Local Planning Authority.
- (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 Local Planning Authority 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 Local Planning Authority. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the Local Planning Authority. Thereafter, any remediation measures shall be carried out in accordance with the approved details.

The development within each phase shall not be occupied 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 Local Planning Authority.

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.

25. Construction and Environmental Management Plan (CEMP) (pre-commencement by phase)

No development (including demolition, ground works, vegetation clearance) within each phase of the development permitted by condition 1 shall take place until a Construction and Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be based upon the outline Construction and Environment Management Plan submitted at Appendix D1 of Environmental Statement (March 2020) and include the following:

- (a) Risk assessment of potentially damaging construction activities including any updated ecological survey reports where necessary.
- (b) Identification of “biodiversity protection zones”.
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- (d) The location and timing of sensitive works to avoid harm to biodiversity features.
- (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 on site of an ecological clerk of works (ECoW) or similarly competent person together with their contact details.
- (h) Use of protective fences, exclusion barriers and warning signs.
- (i) A scheme or works for the retention and reuse of the best and most versatile soils in accordance with best practice as set out in the Code of Practice for the Sustainable Use of Soils on Construction Sites.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: The environmental management of construction activities for each phase of development, including the retention and reuse of the soil resources, is a necessary mitigation measure identified by the Environmental Impact Assessment submitted with the application to mitigate the impact on landscape, soils, water resources, transport and biodiversity. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.

26. Construction Traffic Management Plan (CTMP) (pre-commencement)

No development (including demolition, ground works, vegetation clearance) shall take place until a Construction Traffic Management Plan (CTMP) has been

submitted to and approved in writing by the Local Planning Authority. The CTMP shall be based upon Appendix G of the Transport Assessment (March 2020).

The approved CTMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: The management of traffic during construction is a necessary mitigation measure identified by the Environmental Impact Assessment submitted with the application to mitigate the impact the highway network, to safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CTMP will need to be adhered to throughout demolition and construction.

27. Piling Method (pre-commencement by phase)

No development within each phase of the development permitted by condition 1 shall commence until a piling method statement for each phase (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise: noise, vibration, dust, potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard the amenity of adjoining land uses and occupiers. Furthermore, this condition is requested by Thames Water as the proposed works will be in close proximity to underground water utility infrastructure which piling has the potential to adversely impact. This condition is applied in accordance with the National Planning Policy Framework, Policy CS5 of the West Berkshire Core Strategy 2006-2026, and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the piling activities will need to be adhered to during construction.

28. Landscape and Green Infrastructure Design and Management Plan (LGIDMP) (pre-commencement by parcel)

No development (including any site clearance and any other preparatory works) within each phase of the development permitted by condition 1 shall commence until a Landscape and Green Infrastructure Design and Management Plan (LGIDMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. Each Landscape and Green Infrastructure Design and Management Plan (LGIDMP) shall detail the design, implementation and management of the landscape and green infrastructure within the developed areas of the site and how each phase will be integrated in to the adjacent phase. The LGIDMP will also include details of the woodland buffer zones where

applicable, soft and hard landscaping, boundary treatments, sustainable drainage systems, non-vehicular access, lighting, green links, and open space provision.

Each Landscape and Green Infrastructure Design and Management Plan (LGIDMP) shall cover a 30 year period in accordance with best practice for Biodiversity Net Gain including and an initial 5 year Establishment Period.

All measures and works shall be completed in accordance with the approved details and programme.

Reason: To ensure adequate retention of existing green infrastructure and provision of landscape and green infrastructure within the public areas of the development and their suitable management and maintenance. This condition is applied in accordance with the National Planning Policy Framework, Policies CS3, CS14 and CS18 of the West Berkshire Core Strategy 2006-2026, and the Sandford Park SPD. A pre-commencement condition is required to ensure appropriate planning and implementation of landscape and green infrastructure.

29. Landscape and Ecological Management Plan (LEMP) (pre-commencement by parcel)

Suggest deletion as LGIDMP and EMMP conditions proposed.

30. Ecological Mitigation and Management Plan (EMMP) (pre-commencement by parcel)

No development (including any site clearance and any other preparatory works) within any main development parcel shown on parcel plan 14-273/PP05 Rev B shall commence until an Ecological Mitigation and Management Plan for that parcel has been submitted to and approved in writing by the Local Planning Authority. Each Ecological Mitigation and Management Plan shall include;

(1) Measures for the establishment, enhancement and management of new and existing habitats within the site, including artificial habitats (e.g. bat roosts and barn owl boxes) and mitigation measures (e.g. dormouse crossing structures) as well as planting schedules and details of ongoing management.

(2) A programme and timetable for the implementation of the works and for subsequent management activities as well as a monitoring schedule for habitats and species, including bat, badger, dormouse, reptile and barn owl and purple moor grass monitoring post completion.

Each Ecological Mitigation and Management Plan shall cover a 30 year period, including a 5 year Establishment Period and recommendations for ongoing, longer term management.

All measures and works shall be completed in accordance with the approved details and programme.

Reason: To protect and enhance the biodiversity of the site as identified in the EIA (Chapter 6). This condition is applied in accordance with the National

Planning Policy Framework, Policies CS3 and CS17 of the West Berkshire Core Strategy 2006-2026, and the Sandlesford Park SPD. A pre-commencement condition is required to ensure adequate protection of biodiversity before construction commences and timely delivery of mitigation measure in tandem with the development of the site.

31. Tree and Woodland Protection (pre-commencement by parcel)

No development (including any site clearance and any other preparatory works) within any main development parcel shown on parcel plan 14-273/PP05 Rev B shall commence until a scheme for the protection of trees, woodlands and hedges to be retained on that main development parcel has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012, or in the case of ancient and veteran trees and woodland boundaries, to accord with Natural England Standing Advice, or alternatively as agreed with the Local Planning Authority. All such fencing shall be erected prior to any development works taking place and at least 2 working days' notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026 and the Sandlesford Park SPD. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

32. Arboricultural Supervision (pre-commencement by phase)

No development (including site clearance and any other preparatory works) shall take place within any main development parcel shown on parcel plan 14-273/PP05 Rev B until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring for that main development parcel, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 and the Sandlesford Park SPD. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation, other measures and 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.

33. Details and Provision of NEAP (pre-commencement)

Delete as now included within proposed Country Park LGIDMP condition

34. Advanced Structure Planting (pre-commencement)

No development shall commence until a scheme for the Advanced Structure and Woodland Planting, the locations of which are shown on the Country Park: Phasing Plan 04627.00005.16.306.15, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

- i) the timing of implementation, which shall be no later than the end of the first planting season following the commencement of development;
- ii) planting plans;
- iii) written specifications;
- iv) a schedule of plants noting species, plant sizes and proposed numbers;
- v) existing landscape features such as trees, woodlands, hedges and ponds to be retained accurately plotted (where appropriate);
- vi) existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate);
- vii) existing and proposed finished levels (to include details of grading and earthworks where appropriate).

The planting scheme approved as part of this condition shall be completed and thereafter maintained in accordance with the approved timing details.

Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within 15 years of completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: Landscaping is an integral element of achieving high quality design and the early provision and retention of this strategic planting is necessary to protect and enhance views from the Grade I listed Sandlesford Priory and the A339, as identified in the EIA. This condition is applied in accordance with the National Planning Policy Framework, Policies CS3, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Sandlesford Park SPD. A pre-commencement condition is necessary because insufficient detailed information accompanies the application and the implementation of advanced strategic planting must take place when development commences to ensure that sufficient time is provided for the planting to mature before the later stages of the development are constructed.

35. Ecological Buffer Zones alongside watercourses, ponds and basins (pre-commencement by phase)

No development shall take place until a scheme for the provision and management of a minimum 10 metre wide buffer zone adjacent to the River Enborne and a minimum 8 metre wide buffer zone adjacent to both banks of the ordinary watercourses and conveyance channels and around the ponds/basins, has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme.

The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping. The scheme shall include:

- i) plans showing the extent and layout of the buffer zones;
- ii) details demonstrating how the buffer zones will be protected during the construction phases;
- iii) details of any proposed planting scheme, which should be true native species of UK provenance and preferably local provenance;
- iv) details of ecological enhancements to the River Enborne, ordinary watercourses, conveyance channels, basins and ponds;
- v) details demonstrating how the buffer zones will be managed over the longer term including adequate financial provision and named body responsible for this management;
- vi) details of any proposed footpaths, fencing, lighting, etc. with the buffer zones.

The buffer zones should be free from all built development including lighting that could impact on the behaviour of nocturnal animals such as bats. To reduce light spill into the river corridor outside the buffer zone, all artificial lighting should be directional and focused with cowlings.

Reason: Land alongside watercourses and ponds is particularly valuable for wildlife and it is essential this is protected. Development that encroaches on watercourses and ponds can have a potentially severe impact on their ecological value. In this development site there are a number of watercourses and ponds. The former include the River Enborne (designated a main river) that forms the southern boundary of the site and some unnamed streams (ordinary watercourses) flowing through the centre of the site southwards to the River Enborne together with new proposed watercourses and basins/ponds. There is no built development immediately adjacent to the River Enborne, but due to the nature conservation value of the river, including supporting Otters and Water Voles, this condition is necessary to protect the river, including from disturbance. The streams and ponds should also be subject to buffer zones to protect their nature conservation value including the potential to support Water Voles.

Networks of undeveloped buffer zones also help wildlife adapt to climate change and will help restore watercourses to a more natural state as required by the Thames River Basin Management Plan. This approach is supported by paragraphs 170 and 175 of the National Planning Policy Framework which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. This condition is required by the Environment Agency and the Lead Local Flood Authority and identified as necessary within the EIA. This condition is also supported by legislation set out in the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. This condition is applied in accordance with the National Planning Policy Framework, Policies CS3, CS14 and CS17 of the West Berkshire Core Strategy (2006-2026), and the Sandford Park SPD. A pre-commencement condition is necessary because insufficient detailed information accompanies the application and the buffer zones must be protected during construction.

36. Protection and Mitigation of Otters and Water Vole Habitats (pre-commencement)

No development shall take place until a plan detailing the protection and mitigation of damage or disturbance to Otters and Water Voles and their habitats, has been submitted to the Local Planning Authority. The plan must be based on an updated otter and water vole survey to be included with the plan and must consider the whole duration of the development, including the construction phase and after the development is completed, including ongoing population surveys and monitoring for a 10 year period. Any change to operational responsibilities, including management, shall be submitted to and approved in writing by the Local Planning Authority.

The Otter and Water Vole protection plan shall be carried out in accordance with a timetable for implementation as approved.

The scheme shall include all of the recommendations and proposed enhancements for these species, as detailed in the Appendix F15: Otter and Water Vole Survey Report of the Environmental Statement (WYG, February 019), as well as a timetable for implementation of the approved plan and enhancements to the River Enborne that forms the southern boundary of the site and other watercourses and waterbodies, for the benefit of Otters and Water Voles and other riparian species. It should also include mitigation measures detailing how the River Enborne in particular will be protected from disturbance through sensitive design of the Country Park that limits access to the river bank.

Reason: To protect the Otter and Water Vole and their habitats within and adjacent to the development site, and to avoid damaging the site's nature conservation value. To protect Otters and Water Voles from disturbance. The European Otter is protected under national and international legislation including

Schedule 5 of the Wildlife & Countryside Act, 1981 (as amended) and Annexes IIa and IVa of the European Habitats Directive, 1992. The Water Vole receives full protection under Schedule 5 of the Wildlife & Countryside Act, 1981 (as amended). Both species are listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities Act, 2006. This condition is required by the Environment Agency Authority and identified as necessary within the EIA. This condition is applied in accordance with the National Planning Policy Framework, Policies CS3, CS14 and CS17 of the West Berkshire Core Strategy (2006-2026), and the Sandford Park SPD. A pre-commencement condition is necessary because insufficient detailed information accompanies the application and these species and their habitats must be protected during construction.

37. Badger Setts Buffers (pre-commencement)

No development shall take place until an updated badger survey has been undertaken and a report submitted to and approved in writing by the Local Planning Authority. The survey shall be undertaken no more than three months prior to the commencement of development and submitted for review to the Local Planning Authority no less than two months prior to the commencement of development. The report shall detail the methods, results and a discussion on the survey, and include recommendation measures for any working practices or other mitigation measures that might include strategic fencing and defensive screen planting, to ensure that a buffer of at least 30 metres is maintained between the setts and any development. The development shall be implemented in accordance with the approved details.

Reason: To ensure that any working practices or other mitigation measures are informed by up-to-date survey information in the interests of protecting local badger populations. To provide a sufficient buffer between development and badger setts as identified in the EIA. This condition is applied in accordance with the National Planning Policy Framework, Policy CS17 of the West Berkshire Core Strategy (2006-2026) and the Sandford Park SPD. A pre-commencement condition is required for updated surveys given the mobile nature of badgers and the need to protect badgers setts during construction.

38. Channel and Bank Works (pre-commencement of Country Parkland)

No development within the Country Parkland area, as identified in drawing number 04627.00005.16.306.15, shall take place until a working method statement to cover channel and bank works has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development of the Country Parkland shall be carried out in accordance with the approved scheme. The method statement shall cover the following requirements:

- i) timing of works;
- ii) methods used for all channel and bank side water margin works;

iii) machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.); and

iv) protection of areas of ecological sensitivity and importance.

Reason: To protect the integrity of these important ecological features within the site. This condition is applied in accordance with the National Planning Policy Framework, Policy CS17 of the West Berkshire Core Strategy (2006-2026) and the Sandford Park SPD. A pre-commencement condition is required because the method statement will need to be adhered to throughout construction.

39. Lighting Scheme (pre-commencement by phase)

No development within each phase of the development permitted by condition 1 shall take place until a Lighting Scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The details of the lighting scheme shall accord with the lighting principles set out in the Appendix C of the Lighting Assessment (Appendix F20, Environmental Statement March 2020) and shall:

- i) Identify those areas within that phase of development that are particularly sensitive for bats and other nocturnal animals, including dormice, owls and badgers, that are likely to cause disturbance.
- ii) 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.
- iii) Include an isolux diagram of the proposed lighting.

No external lighting or other external means of illumination of the site shall be provided, installed or operated in the development, except in accordance with the approved detailed lighting scheme.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site. This condition is identified as necessary in the EIA. This condition is applied in accordance with the National Planning Policy Framework, Policies CS3 and CS17 of the West Berkshire Core Strategy 2006-2026 and the Sandford Park SPD. A pre-commencement condition is required to ensure that an acceptable lighting scheme is adequately planned for prior to development commencing.

40. Details of Materials (by phase)

No development within each phase of the development permitted by condition 1 shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the external materials respect the character and appearance of the area and achieve quality design. This condition is applied in

accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, the Sandford Park SPD and Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition, by phase, is required to ensure the phase of development as a whole provides for a coherent design and appearance that integrates with the character and appearance of the area and the approved materials will be used throughout construction of that phase.

41. Glazing Mitigation to Certain Dwellings (pre-commencement)

No development within each phase of the development permitted by condition 1 shall take place until a scheme of works for the protection of occupants of the proposed dwellings from external noise sources has been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall include measures identified in Chapter 14 and Appendix N1 of the submitted Environmental Statement.

The dwellings hereby approved shall not be occupied until the noise mitigation measures have been implemented in full in accordance with the approved scheme.

The noise mitigation measures shall be retained and maintained thereafter in accordance with the approved scheme.

Reason: To protect future occupiers of the development from excessive noise levels identified through the EIA, and to ensure a good standard of amenity. 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. A pre-commencement condition, by phase, is required because insufficient information has been submitted with the application and the mitigation measures will need to be implemented during the construction of the dwellings.

42. Archaeological Works (written scheme of investigation) (pre-commencement by phase)

No development including site clearance, within each phase of the development permitted by condition 1 or within the Country Parkland as identified on drawing number 04627.00005.16.306.15, shall take place until a Stage 1 Written Scheme of Investigation (WSI) for that phase or Country Parkland has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the Stage 1 WSI no demolition or development shall take place other than in accordance with the agreed Stage 1 WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by the Stage 1 WSI, then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved in writing by the Local Planning Authority.

For land that is included within the Stage 2 WSI, no site clearance work or development shall take place other than in accordance with the approved Stage 2 WSI, which shall include:

a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded in accordance with the EIA. This condition is applied in accordance with the National Planning Policy Framework and Policy CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition, by phase, is required to ensure that archaeological remains that are found are adequately recorded during the construction works.

43. Minerals Exploration and Incidental Extraction (pre-commencement by phase)

No excavations associated with the erection of the buildings within each phase of the development permitted by condition 1 shall take place until a statement of mineral exploration and associated development management plan for that phase of development has been submitted to and approved in writing by the Local Planning Authority. This statement shall include:

i. The methods to be used for investigating the extent and viability of the construction aggregate mineral resource beneath the areas of the application site proposed for built development.

ii. Details of the necessary operations to be carried out to ensure that incidental extraction of construction aggregates that can be viably recovered during construction operations are extracted and put to beneficial use, such use to be agreed in writing with the Local Planning Authority.

iii. Details of the timing of the investigative and extraction works, together with the timing of any further detailed submissions required during the construction operations.

iv. A method to record the quantity of recovered mineral (for use on and off site) and the reporting of this quantity to the Local Planning Authority.

v. The approved scheme shall be implemented in full and complied with throughout the duration of the construction operations.

Reason: To secure the incidental prior extraction of viable underlying mineral deposits as part of the proposed development, as the application does not provide sufficient information in respect of the potential mineral resources located beneath the application site. This condition is applied in accordance with the National Planning Policy Framework and Policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire. A pre-commencement condition, by phase, is required to ensure that any suitable aggregate mineral resource is identified prior to construction and, if found, used during the construction of the development.

44. Provision of pedestrian and cycle access from PROW along A339 to Service Crossing Opposite St Gabriel's School (pre-commencement)

No development shall commence until a scheme for the pedestrian and cycle access on to the A339 in the location shown on drawing number 81311-041-108 has been submitted to and approved in writing by the Local Planning Authority. No more than 150 dwellings within Development Parcel North 1 shall be occupied until the pedestrian and cycle access has been implemented in full accordance with the approved scheme and is available for pedestrian use.

Reason: To ensure the timely provision of suitable pedestrian and cycle access to and from the site and Country Parkland. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026 and the Sandford Park SPD. A pre-commencement condition is required to ensure that the access is provided for during the construction of the development.

45. Foul Water Drainage (pre-commencement)

No development shall commence until details of permanent foul drainage proposals for the site, to include phasing, have been submitted to and approved in writing by the Local Planning Authority. The details shall include a development and foul water network infrastructure phasing plan (on and off site) together with a timetable of the implementation of the foul water infrastructure to be installed and the corresponding number of dwellings that can be occupied.

The foul drainage proposals will be implemented in accordance with the approved details.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents as identified in the EIA and required by Thames Water. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS5 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because insufficient information accompanies the application and such measures may need to be incorporated into early building operations.

46. Water Infrastructure (pre-commencement)

No development shall commence until details of a development and water infrastructure plan, to include phasing, have been submitted to and approved in writing by the Local Planning Authority. The development and water infrastructure plan shall include a timetable of the implementation of the water infrastructure and the corresponding number of dwellings that can be occupied.

The development and water infrastructure plan will be implemented in accordance with the approved details.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid provide sufficient water pressure to the development and existing users, as identified in the EIA and required by Thames Water. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS5 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because insufficient information accompanies the application and such measures may need to be incorporated into early building operations.

47. Plant, Machinery and Equipment (pre-commencement)

Development shall not commence on any non-residential building until details of any externally mounted plant or equipment (and their enclosure if provided) or any internal equipment which vents externally, including any extraction ventilation system for a cooking area, have been submitted to, and approved in writing, by the Local Planning Authority.

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall not exceed at any time a level of 5dB[A] below the existing background noise level, or 10dB[A] if there is a particular tonal quality when measured in accordance with BS4142:2014 at a point one metre external to the nearest residential or noise sensitive property.

Development shall be carried out in accordance with the approved details.

No plant, machinery or equipment shall be installed, other than in accordance with the approved details, unless permission has been granted by the Local Planning Authority as a result of an application being submitted for that purpose.

Reason: To protect the occupants of nearby residential properties from noise and odours. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5 and OVS.6 of the West Berkshire Local Plan 1991-2006 Saved Policies 2007.

Pre-occupancy or Other Stage Conditions

48. Retention and Reuse of Best and Most Versatile Soils within the Development

Delete condition as incorporated into CEMP condition

49. Protection of breeding birds during construction

Delete condition as incorporated into CEMP condition

50. BREEAM (pre-occupation)

The non-residential buildings hereby permitted shall achieve Excellent under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). No non-residential building shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of Excellent has been achieved for that building, has been issued and a copy has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD and the Sandford Park SPD.

Compliance Conditions

51. Construction Hours of Work

No demolition or construction works or construction related deliveries shall take place outside the following hours:

7:30 to 18:00 Mondays to Fridays;

8:30am to 13:00 Saturdays;

No work shall be carried out at any time on Sundays or Bank Holidays.

In addition, piling operations or vehicle/equipment maintenance shall not be carried out on the site outside of the following hours and at no time on Saturdays, Sundays or Bank Holidays:

Monday to Fridays 07:30 to 18:00 hours

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

52. Limit Number of Dwellings

The development hereby permitted shall not exceed 1080 dwellings.

Reason: To ensure that no more than the number of dwellings proposed and considered under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 are constructed. In addition, the necessary mitigation to make the development acceptable in planning terms has been determined on the basis of up to 1080 dwellings being constructed. This condition is imposed in accordance with the NPPF, Policies ADPP2, CS3, CS5, CS13 and CS18 of the West Berkshire Core Strategy 2006-2026.

53. Extra Care Housing in Use Class C3

The 80 Extra Care Housing Units to be provided shall be used for C3 purposes only and for no other purpose, including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). This restriction shall apply notwithstanding any provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To define the permission and for the avoidance of doubt and to ensure that the provision of Extra Care Housing Units as part of the affordable housing provision for the development of the site. This condition is applied in accordance with the National Planning Policy Framework, Policy CS6 of the West Berkshire Core Strategy (2006-2026).

54. Restriction of 'A Class' Uses Floorspace

The 'A Class' uses (A1, A2, A3, A4, A5) hereby permitted in the Local Centre shall not exceed a total of 2,150 sq.m. (gross internal floorspace).

Reason: To ensure that no more than the floor space of Class A uses proposed and considered under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 is constructed. In addition, the necessary mitigation to make the development acceptable in planning terms has been determined on the basis of up to 2,150 sq.m. of Class A uses being constructed. This condition is imposed in accordance with the NPPF, Policies ADPP2, CS3, CS5, CS13 and CS18 of the West Berkshire Core Strategy 2006-2026.

55. Restriction of 'B1a Class' Use Floorspace

The B1a use class hereby permitted in the Local Centre shall not exceed a total of 200 sq.m. (gross internal floorspace).

Reason: To ensure that no more than the floor space of Class B1a use proposed and considered under the Town and Country Planning (Environmental Impact

Assessment) Regulations 2017 is constructed. In addition, the necessary mitigation to make the development acceptable in planning terms has been determined on the basis of up to 200 sq.m. of Class B1a use being constructed. This condition is imposed in accordance with the NPPF, Policies ADPP2, CS3, CS5, CS13 and CS18 of the West Berkshire Core Strategy 2006-2026.

56. Restriction of 'D1 Class' Use Floorspace

The D1 use class hereby permitted in the Local Centre shall not exceed a total of 500 sq.m. (gross internal floorspace).

Reason: To ensure that no more than the floor space of Class D1 use proposed and considered under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 is constructed. In addition, the necessary mitigation to make the development acceptable in planning terms has been determined on the basis of up to 500 sq.m. of Class D1 use being constructed. This condition is imposed in accordance with the NPPF, Policies ADPP2, CS3, CS5, CS13 and CS18 of the West Berkshire Core Strategy 2006-2026.

57. Delivery/Collection Timings

No deliveries or collections shall be taken at or despatched from any non-residential buildings outside the hours of 07:30 to 19:00 Monday to Saturday or at any time on Sundays or Bank or Public Holidays.

Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

58. Operating Hours (use/activity)

Deleted as included as details to be submitted as part of reserved matters application for Local Centre.

59. Customer Opening Hours

Deleted as included as details to be submitted as part of reserved matters application for Local Centre.

60. Occupation Restriction of Extra Care Housing

Possible deletion - Proposed in appellant's draft UU

61. Primary School Site Area

Delete – to be secured by UU as discussed in relation to SoCG

62. Provision of Space for Mini Waste Recycling Centre in Local Centre

Deleted as included as details to be submitted as part of reserved matters application for Local Centre.

63. Securing Market Housing Mix for Development

Deleted as included in Phasing condition 1.

DRAFT