

17 August 2023



Mr M Masiwa
West Berkshire Council
Via email only

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Dear Masie,

Submission of amendment to application 22/01235/RESMAJ - Application for Approval of Reserved Matters following Outline Approval 17/02092/OUTMAJ - [Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure.

Matters to be considered: Access, Appearance, Landscaping, Layout and Scale

At: Covered Reservoir, Bath Road, Speen, Newbury

Savills is instructed by David Wilson Homes (Southern) (hereafter referred to as 'The Applicant') to submit a full amendment to this application.

List of amendment documents

The list of documents accompanying the amendment, and the submitted document being superseded is provided in the table below:

Plan/document	Author	Original ref	Amended ref
Coloured planning layout	Focus	0766-RM1-102-COL	Not updated
Planning layout	Focus	0766-RM1-102	0766-RM1-102 D
Materials layout	Focus	0766-RM1-108	0766-RM1-108 C
Refuse strategy plan	Focus	0766-RM1-111	0766-RM1-111 C
EV charging plan	Focus	0766-RM1-115 B	0766-RM1-115 C
Tenure Plan	Focus	0766-RM1-112	0766-RM1-112 C
Adoption Plan	Focus	0766-RM1-107	0766-RM1-107 C
Building Heights Plan	Focus	0766-RM1-110	0766-RM1-110 C
Phasing Plan	Focus	0766-RM1-113	0766-RM1-113 C
External works	Focus	0766-RM1-104-1 0766-RM1-104-2 0766-RM1-104-3 0766-RM1-104-4 0766-RM1-104-5	0766-RM1-104-1 C 0766-RM1-104-2 C 0766-RM1-104-3 C 0766-RM1-104-4 C 0766-RM1-104-5 C
Street scenes	Focus	0766-RM1-103-1 0766-RM1-103-2	0766-RM1-103-1 A 0766-RM1-103-2 A
Garages, bin and cycle store	Focus	0766-RM1-109	Not updated



External detailing	Focus	0766-RM1-106	0766-RM1-106 B
Housetype Booklet-A3L	Focus	0766-RM1 HTB Issue 1	0766-RM1 HTB Issue 2
Landscape plans	HDA	2099.10_03 2099.10_04 2099.10_06	2099.10_03 F 2099.10_04 F
Bath Road Access Plan	WSP	0733/SK/002 Rev E	As approved by hybrid permission
Transport Assessment	WSP	April 2017	As approved by hybrid permission
Vehicle tracking	Focus	0766-RM1-105	0766-RM1-105 C
Preliminary General Arrangement Plan	Odyssey	21-008/102	Not previously submitted
Refuse Vehicle Swept Path analysis	Odyssey	21-008/100 D	Not previously submitted
Fire Tender Tracking	Odyssey	21-008-101 D	Not previously submitted
Parking matrix	Focus	Issue 1	Issue 2
Transport Technical Note 1	WSP	Feb 2018	As approved by hybrid permission
Transport Technical Note 2	WSP	May 2018	As approved by hybrid permission
Statement of Compliance	Focus	23.02.2022	
Planning Statement	Savills		
Drainage Strategy	Odyssey	21-008-103 C	Not previously submitted
Noise Impact Assessment	Omnia	C10683 - 2.0	C10683 - 2.1
GCN eDNA Technical Note	Pro Vision	7929	Not previously submitted
Nutrient Budget	EPR		Not updated

New Information provided with this amendment

The following additional plans and documents accompany this is amendment:

- Drawing No: 0766-RM1 – SK30 – Architectural Detailing;
- Noise Impact Assessment - August 2023 (Ref: C10683 - 2.1) – Omnia
- GCN eDNA Technical Note May 2023 (Ref : Ecology 7929) – Pro Vision
- Emergency Access Preliminary Design - Drawing No: 21-008-SK005A
- Drainage Strategy 21-008-103 C - Odyssey

Proposed changes

General

- A greater clearance to pipeline easement has been provided after discussions with Exolium;
- The layout amended to comply with the Building heights parameter plan approved under 17/02092/OUTMAJ as you requested;
- The Material plan has been updated to include a schedule of materials with images and names of the proposed bricks, slates etc. the Applicant proposes to use, subject to availability.

Landscape and trees

- Development has been pulled away from No.5 The Sydings and out of the Root Protection Area of the hedgerow on that shared boundary;

- Development has been pulled outside of the Root Protection Area (RPA) of the trees within adjoining property, The Limes;
- A wider green buffer has been provided along the Public Right of Way to accord with the approved parameter plan as you requested.

Highways

- Parking provision has been updated following discussions with Paul Goddard on how to interpret the relevant parking standards. The Applicant's approach taken is to provide full spaces on plot and part spaces as unallocated spaces on private drives where possible. In some circumstances, an additional full space has been provided on plot;
- The highway gradients have been agreed with Paul Goddard;
- Throughout the development, Highways specifications have been updated to meet Council guidelines;
- The emergency access has been updated to adoptable standards with a permeable block-paved surface, except for within the RPA of the protected tree in this part of the site. Here, a Cellweb surface is proposed;
- All roads serving more than 5 dwellings will be offered for adoption. Private drives will be transferred to a newly formed Management Company who will be responsible of their ongoing maintenance;
- DWH acknowledge the Advanced Payment Code will apply to this site;
- The proposed Hoggin footpaths to be within the responsibility of the Management Company
- The waste collection arrangements have been reviewed and the Applicant is comfortable they will comply with Council requirements as shown on the submitted plan;
- The Applicant has explored potential to include a cycle link adjacent to plot 12, but this is not possible due to the gradients in this location;
- Dropped kerbs and tactile paving, visibility splays and EV charging plans will be provided to standard across the site.

Affordable Housing

- The updated affordable housing mix provides more two bed houses and fewer three bed houses. This aligns with the SHMA and has been informally agreed by the Housing Officer;
- The clusters of affordable housing have been informally agreed by the Housing Officer;
- The Applicant has updated the affordable housetypes to comply with NDSS and Part M (Category 2). Dwellings with ground floor access will fully comply with Cat 2, and first floor maisonettes and apartments will meet the requirements except for having stepped access. This has been informally agreed by Housing Officer

Housing Mix across the whole allocation

The tables provided as **Appendix 1** outline the Applicants approach to Housing Mix both across the entire allocation the individual applications that make up the separate phases:

The Applicant considers the application now provides considerable variety in the range of 4-bedroom houses provided including 6, 7 and 8 person dwellings; 1.5 storey homes with ground floor bedrooms; 2 storey homes, some of which provide a separate ground floor study and others where a bedroom could be used as a study. For the avoidance of doubt all upstairs rooms that could be used as a bedroom have been included when calculating parking requirements. The 2.5 storey homes will also cover a wide price range and are expected to appeal to wide range of family needs.

Drainage

The amended scheme includes a drainage strategy that will provide attenuation basins with sufficient capacity to meet the Council's accepted discharge rates. A detailed drainage strategy will be submitted in due course to discharge the relevant conditions, but has been included in this submission to both demonstrate that the layout will not need to change in order to accommodate drainage features and to demonstrate that an Appropriate Assessment is not required under the Habitat Regulations as the foul drainage network discharges to Newbury Waste Water Treatment Works, which is outside of the Lambourn Catchment identified as being in an unfavourable condition in respect of phosphates.

Surface Water

The surface water from the site is divided into two separate networks. The western half of the site is served by a number of cellular storage crates and permeable paved areas, as well as a detention basin located within the western corner of the site. The discharge rate from the western half is to be restricted to the applicable 1:1 year greenfield runoff rate, prior to discharging to the existing watercourse located within the site to the north.

The eastern half of the site is also served by a number of cellular storage and permeable paved areas, as well as a detention basin located within the eastern corner of the site. The discharge rate from the eastern half is to be restricted to the 1:1 year greenfield run off rate prior to discharging to the existing Thames Water sewer located within Station Road.

The discharge rates have been calculated based on the greenfield runoff rate for the entire developable area of the site, and split accordingly across the discharge locations.

Foul Water

The foul water strategy relies on a mix of a piped gravity network and a pump rising main in order to convey the foul water flows from the site to the existing Thames Water sewer located within The Sydings, which connects to the existing network within Station Road

The foul water flows are proposed to be conveyed from the site to the existing Thames Water sewers, which ultimately discharge to the Newbury Wastewater Treatment Works. It is understood from Thames Water that this WWTW discharges its effluent to the River Kennet. Thames Water have reviewed the proposals and provided Section 98 requisitions costs and feedback. A formal capacity check has also been requested to confirm the discharge rates proposed can be catered for. However it is assumed that, given the surrounding sewer network, if existing capacity is insufficient, network upgrades would be completed by Thames Water and the proposed discharge points would remain the same. We would also request that a response is obtained from Thames Water as part of the consultation process to provide additional surety on this matter.

Ecology

As requested by the Council's Ecology Officer, eDNA surveys have been carried out in off-site ponds to test for the presence of great crested newts with negative results, set out in the Technical Note prepared by Pro-Vision.

Summary

This submission represents a full amendment to this application that addresses all the matters and concerns raised by consultees and yourself in response to the initial application.

The Applicant appreciates that you will need to fully reconsult on this submission, but I hope we can progress this application positively in the coming weeks.

Yours sincerely



Dawn Brodie
Associate Director

Affordable mix across whole allocation	No.	% provided	SHMA mix % requirement
1 bed	14	29.8	30-35
2 bed	19	40.4	35-40
3 bed	11	23.4	20-25
4 bed	3	6.4	5-10
TOTAL	47	100.0	

Current applications	Affordable	Private	Total
Section 73 - Bath Road 23/00397/OUTMAJ	3	8	11
Reserved Matters – Bath Road 22/01235/RESMAJ	38	55	93
Reserved Matters – Lambourn Road 23/00373/RESMAJ	6	8	
Totals	47	71	118

Affordable Housing Provision	Bedrooms	Tenure	No.
Section 73 - Bath Road 23/00397/OUTMAJ	3	shared ownership	3
Reserved Matters – Bath Road 22/01235/RESMAJ	1	shared ownership	0
	2	shared ownership	7
	3	shared ownership	2
	4	shared ownership	0
	1	Social rented	12
	2	Social rented	8
	3	Social rented	6
	4	Social rented	3
Reserved Matters – Lambourn Road 23/00373/RESMAJ	1	Social rented	2
	2	shared ownership	2
	2	Social rented	2
TOTAL			47

Private Housing Mix in this application	Submitted Scheme Nos.	Amended Scheme Nos.
3 bed	5	8
4 bed	37	42
5 bed	15	5
TOTAL	57	55