

12 September 2023



Mr M Masiwa  
West Berks District Council  
Council Offices  
Market Street  
Newbury  
RG14 5LD

Dawn Brodie  
E: dawn.brodie@savills.com  
DL: +44 (0) 1865 269 025

Wytham Court  
11 West Way  
Oxford OX2 0QL  
T: +44 (0) 1865 269 000  
F: +44 (0) 1865 269 001  
savills.com

Dear Masie,

**Amendment to application 23/00373/RESMAJ - Approval of reserved matters following Outline Permission 17/02093/OUTMAJ: (Outline planning application for up to 14 dwellings and associated works - all matters reserved except access.) Matters seeking consent: Appearance, Landscaping, Layout and Scale.**

**Land off Lambourn Road, Speen, Newbury**

I write further to the submission of the above application. The Applicant has considered the consultation responses received as well as your letter of 26 January 2023 in response to pre-application request 22/03022/PREOPC.

I am now instructed to submit a formal amendment to this application.

List of application documents

The list of application documents accompanying the application is provided in the table below:

Original Plan/Document	New Plan/ Document
Drawing No: 0766-RM2-100 – Topographical Survey	No change
Drawing No: 0766-RM2-101 – Location Plan	No change
Drawing No: 0766-RM2-102 – Planning Layout	Drawing No: 0766-RM2-102 A – Planning Layout
Drawing No: 0766-RM2-102 - COL – Colour Planning Layout	Drawing No: 0766-RM2-102 – COL A – Colour Planning Layout
Drawing No: 0766-RM2-103 – Street Scenes	Drawing No: 0766-RM2-103 A – Street Scenes

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Drawing No: 0766-RM2-104 – External Works Layout Sheet	To be withdrawn
Drawing No: 0766-RM2-105 – Vehicle Tracking Layout	To be withdrawn
Drawing No: 0766-RM2-106 – External Detailing	No change
Drawing No: 0766-RM2-107 – Adoption Plan	Drawing No: 0766-RM2-107 A – Adoption Plan
Drawing No: 0766-RM2-108 – Materials Layout	Drawing No: 0766-RM2-108 A – Materials Layout
Drawing No: 0766-RM2-109 – Carports	To be withdrawn
Drawing No: 0766-RM2-110 – Building Heights	Drawing No: 0766-RM2-110 A – Building Heights
Drawing No: 0766-RM2-111 – Refuse Strategy Layout	Drawing No: 0766-RM2-111 A – Refuse Strategy Layout
Drawing No: 0766-RM2-112 – Tenure Plan	Drawing No: 0766-RM2-112 A – Tenure Plan
Drawing No: 0766-RM2-113 – Phasing Plan	Drawing No: 0766-RM2-113 A – Phasing Plan
Drawing No: 0766-RM2-116 – EVCP Plan	Drawing No: 0766-RM2-116 A – EVCP Plan
Drawing No: 0766-RM2-SK31– Architectural Detailing	Drawing No: 0766-RM2-SK31 A – Architectural Detailing
Drawing No: 0766-RM2-PX – Parking Matrix	To be withdrawn
Drawing No: 0766-RM2-HTB – Housetype Booklet	Drawing No: 0766-RM2-HTB Issue 2 – Housetype Booklet
CIL Schedule	To be withdrawn – CIL Form 1 updated

Drawing No. 2099.10.07 Revision A – Landscape General Arrangement Sheet	Drawing No. 2099.10.07 Revision C – Landscape General Arrangement Sheet
Design Statement of Compliance	Design Statement of Compliance Issue 2
Noise Impact Assessment - January 2023 (Ref: C10869/NIA/1.1)	Noise Impact Assessment - August 2023 (Ref: C10863/NIA/1.1)

**New Information provided with this amendment**

The following additional plans and documents accompany this is amendment:

- Drawing No: 0766-RM2-114 – Boundary Treatments Plan
- Drawing No: 0766-RM2-115 – Bicycle Storage Plan
- GCN eDNA Technical Note May 2023 (Ref : Ecology 7929) – Pro Vision
- Update Preliminary Ecological Appraisal Feb 2023 (Ref : Ecology 7929 V01) – Pro Vision

The two major changes proposed by this amendment are:

- The block structure, which now largely forms a perimeter block with dwellings fronting outwards on to the streets, and gardens to the rear. Plots 1 and 14 side on to the eastern boundary. Parking is now within the curtilage of the relevant dwelling and streets are overlooking and provide good natural surveillance.
- Changes to housing mix and tenure to accommodate six affordable dwellings that meet Building Regulations Part M (Cat 2) and NDSS standards within the development, and the mix set out in the Section 106 agreement of the outline planning permission (17/02093/OUTMAJ).

The proposals remain in accordance with the parameter plans approved with the outline planning permission.

The applicant has addressed a number of concerns that were raised in your pre-application advice letter:

- Dwellings on the eastern side of the site (plots 1 and 14) have moved further away from the eastern boundary, and the neighbours at 31 and 32 Lambourn Road. It is important to note the distance from the sides of these plots in the amended layout is 19.4 metres. This is considered ample and note that there is no standard for “back to side” distances with the West Berks Quality Design SPD. Furthermore, the only windows on the side elevations faced these neighbours serve bathrooms and will be obscure glazed. This arrangement can be secured by a standard compliance condition. Additional tree planting is proposed in the rear gardens of plots 1 and 14 to reinforce the buffer and provide further privacy.
- The pedestrian/cycle link has been widened to 3m.
- Additional tree and native hedgerow planting is proposed on the northern, eastern and southern boundaries.
- Parking for vehicles and bicycles is in line with policy, and this was recognised in the highway officer’s response to the application.
- Electric vehicle charging points will be provided in locations shown on the enclosed plan.
- Swept path drawings have been provided in line with the required vehicles sizes.
- Rear garden areas are generally in line with policy recommendation for amenity areas, and provide ample space for privacy and amenity.
- An Update Preliminary Ecological Appraisal is included, along with results of a newt survey (showing absence of great crested newts within ponds up to 500m from the site). Condition 36 of the outline

planning permission requires a lighting scheme to be submitted and approved prior to development above foundation works.

- The foul water network connects to Newbury Sewage Treatment Works, which does not have any impacts on the River Lambourn SAC Nutrient Neutrality Zone. Please see further detail on drainage below.

Speen Parish Council also raised concerns with aspects of the application that have been addressed as follows:

- Affordable housing is now provided in accordance with the Section 106. Further details are below.
- A Drainage Plan has been provided to give Thames Water the clarity of the drainage connections to demonstrate an onward connection to Newbury Sewage Treatment Works, which does not have any impacts on the River Lambourn SAC Nutrient Neutrality Zone. Please see further detail on drainage below.
- A revised noise report is enclosed. Please see further information below.
- Homes will be heated and cooled in line with current Building Regulations – Part F: Ventilation, Part L: Conservation of fuel and power, and Part O: Overheating. This follows the energy hierarchy, with passive solutions used primarily, followed by additional technologies:
  - o Ensuring buildings are well insulated and more air tight, whilst allowing for mechanical ventilation systems for indoor air quality.
  - o Waste water heat recovery systems, which extract heat from showers and baths and use the energy to heat incoming mains water, reducing the energy used to heat up water.
  - o Solar panels used as a renewable energy source to power the home (in combination with gas boilers until 2025).
- A tracking drawing is provided showing how a private vehicle can manoeuvre around the site and in/out of parking spaces.
- Different housing designs have been included. Plot 12 (previously plot 11) was specifically referenced for having no windows in bathrooms and stairwell, and windows have been added accordingly.

### **Housing Mix**

The table below sets out the housing mix for the revised layout.

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	Sub-total	Total
Private			3	5	8	14
Shared ownership		4			4	
Social rented	2				2	

Affordable housing is provided in accordance with the Section 106. The 1 bedroom dwellings are proposed as maisonettes, and all other dwellings are proposed as two-storey houses. The applicant considers the application provides a suitable mixture of housing tenures and requirement of the S106 and policy CS 4: Housing Type and Mix.

### **Drainage**

The amended scheme includes a surface water drainage strategy that provides a network of underground cellular storage with an attenuation basin, 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 Sewage Treatment Works (NSTW),

which is outside of the River Lambourn Catchment (identified as being in an unfavourable condition in respect of phosphates).

The Drainage Layout demonstrates that the foul water drainage discharges to existing Thames Water manholes and onward to NSTW, either via a rising main to the north via a proposed small private pumping station and then onto a manhole in The Sydings, or via gravity to the south through the scheme proposed under application 22/01235/RESMAJ and via Bath Road.

The applicant expects that Thames Water will be reconsulted as part of this amended submission and would appreciate their recognition of this in their response. The full details of both foul and surface water drainage will be provided in due course as part of an application to discharge conditions 20 and 21 of the outline planning permission (17/02093/OUTMAJ).

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.

### **Highways**

The applicant intends to offer the primary road for adoption and has therefore designed to adoptable standards from the site access through to the southern boundary. The Highways officer raised concerns about the lack of vehicular link between this scheme and that to the south. As the officer has stated, this link was not obtained at the outline stage and the land between the sites is not within the applicant's control. The layout does now provide an adoptable road to the southern boundary as requested. For on-site roads, the detailed design (such as of crossing points and tactile paving) would be provided as part of a Section 38 application to West Berkshire Council. The Applicant acknowledges that the advanced payment code will apply to this site.

The access to the site from Lambourn Road was approved at outline stage, and the detail of which would be assessed as part of a Section 278 application to West Berkshire Council in relation to works within the adopted highway. It is noted that a Stage 2 Road Safety Audit will be required as part of this application.

Swept path drawings have been provided, and the appropriate size refuse vehicle has been used (11.3m).

Charging points for electric vehicles will be provided and a plan has been provided to show locations.

### **Noise**

The applicant acknowledges that an incorrect report was submitted previously. A revised report is enclosed for this site and demonstrates that all certain elevations require an alternative scheme of ventilation for habitable rooms. Full details of noise mitigation will be provided in due course as part of a future application to discharge condition 23 of the outline planning permission (17/02093/OUTMAJ).

### **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, as set out in the Technical Note prepared by Pro-Vision.



**Conclusion**

The Applicant is comfortable that this amendment addresses all of the points raised by consultees and in your pre-application response, which was unfortunately received after the application was submitted originally.

I look forward to discussing this amended submission with you in due course.

Yours sincerely

A handwritten signature in black ink that reads "Dawn Brodie". The signature is written in a cursive, flowing style.

Dawn Brodie  
Associate Director