

19/02850/FULMAJ: Land Adjacent To Elton Farm, Weston Newbury, RG20 8JG

SUPPORTING WRITTEN STATEMENT BY APPLICANT.

The original Planning Permission (18/01090/FULD) was granted on 13.12.2018 for the conversion of four barns and approved foul drainage to individual Sewage Treatment Plants.

Marbus Developments became involved after this date.

On 17.07.2019 Welford Parish Council met and discussed the consented scheme, its foul sewage treatment and the River Lambourn. The local community highlighted their concerns that individual Sewage Treatment Plants may cause phosphate damage to the river. The overwhelming view at that meeting was that a connection to the main Thames Water sewer would be a preferable solution and we were asked to consider how this could be achieved. The complications and enormous costs involved were outlined. However, we agreed to investigate potential solutions.

During Summer/Autumn 2019 we worked hard with District Councillors, Consultants and Architects to find a viable solution. Looking at the approved scheme, we felt the architectural details and design could be improved along with the constructing one additional dwelling (H5) to provide funding for the sewer connection. To provide further betterment both Elton Farmhouse and Cottage will be connected to the main sewer.

We held an open meeting on site on 3.11.2019 and invited all interested parties to attend to view and discuss the revised scheme. Subsequently minor alterations were made as a result of comments and feedback.

The Thames Water Mains sewage pipework is located approximately 350m away. A connection to this involves constructing a package pumping station on site. The installation, by means of a remote mole, a 90mm pipe under the adjacent water meadows and River Lambourn to a connection point in Weston. This includes third party land and we have acquired consent for this should planning be granted.

A Planning Viability Assessment Report has been submitted by Stuart Larkin Associates. This illustrates the value in the amended scheme will cover the main sewer connection costs, but a contribution to Social Housing would make the revised scheme unviable.

With regard to ecology: Work has started on Barn H1 under the approved permission. Ecologist Simon Pidgeon of Quantock Ecology is overseeing this work. We've an updated Bat Survey and have relevant EPS License. The barns we will be converting showed no

evidence of protected and notable species when last surveyed. On 19.05.2020 Quantock Ecology undertook another full site Habitat Survey and we will follow all guidance and recommendations that come from that.

We appreciate the submitted scheme (19/02850/FULMAJ) goes against normal planning policy. However, we hope you can see this proposal – which has been carefully designed with input from the local community – provides buildings that offer a more attractive finished scheme to enhance the wonderful farmyard location without overdeveloping the site; has full support and backing from the Parish Council and local residents; has over 68 letters of support; and allows for a new sewer connection to the Thames Water mains in Weston Village which provides the best outcome for the river.

This is a rare example of localism in action - We hope you will be able to give it your support.