

Flooding Sequential Test Assessment

Local Planning Authority

Site: 1 and 3 Kennet Road, Newbury, RG14 5JA

Proposal: Demolition of existing dwellings and erection of 2x semi-detached dwellings and 1x detached dwelling with associated works

Date: August 2020

Council Reference: 20/00152/FUL



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Contents

1. INTRODUCTION	4
2. PLANNING POLICY	4
3. METHODOLOGY	5
4. SITE ASSESSMENTS	10

1. Introduction

1.1 The proposed development at 1-3 Kennet Road for the Demolition of existing dwellings and erection of 2x semi-detached dwellings and 1x detached dwelling with associated works is located within flood zone 2 and 3. It is therefore required to pass the flooding sequential test. The applicant has submitted a flooding sequential test document to which this assessment seeks to respond to

2. Planning Policy

2.1. The National Planning Policy would seek to direct development away from areas of flooding. As per paragraph 155

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

2.2 To achieve this aim the NPPF goes on to state that a sequential approach to sites should be adopted. Its aims are to find sites that may be at lower risk of flooding. Paragraph 158 confirms

“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.”

2.3. Where this cannot be done, paragraph 159 confirms that the Exception Test may need to be applied depending on vulnerability of the site and the development proposed. Paragraph 160 and 161 expresses that

“The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan

production or at the application stage. For the exception test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

161. Both elements of the exception test should be satisfied for development to be allocated or permitted.

2.4. The Local Development Plan Policy CS16 would state that

The sequential approach in accordance with the NPPF will be strictly applied across the District. Development within areas of flood risk from any source of flooding, including Critical Drainage Areas and areas with a history of groundwater or surface water flooding, will only be accepted if it is demonstrated that it is appropriate at that location, and that there are no suitable and available alternative sites at a lower flood risk.

2.5. It is agreed that the site is in Flood Zone 2 and 3 and therefore requires a sequential test to be conducted.

3. Methodology

Sequential Test Search Area

3.1 The PPG is clear that once it is agreed that a sequential test is required a search area should be defined. The council's position on this is that the sequential test should be assessed across the district. The development is for one net dwelling on the site. It is therefore reasonable to argue that one dwelling could be placed in any settlement in West Berkshire and in some instances whereby policy C1 has been outside settlement boundaries. The agent for the application first suggested a search area of Newbury on the basis on this being the policy area the development would be considered under. They then suggested a search area of the main Urban Areas of the district i.e. Newbury, Thatcham and the eastern Urban Areas of the district. The LPA is not content that this search area is wide enough given that one dwelling could be reasonably applied for

within smaller settlements such as Hungerford, Lambourn or Woolhampton for instance. ADPP1 states that urban areas of the district will be where the majority of development will be focused. It states that the rural service centres are capable of accommodating development to strengthen its role in meeting the requirements of surrounding communities. Lastly ADPP1 states that rural service villages have some limited development potential. It is therefore the LPA's opinion that it is reasonable that one dwelling could be placed throughout the district settlement hierarchy and that a restriction to just the urban areas would miss great areas that are at lesser risk of flood risk but could still accept a new dwelling. Additionally C 1 states that there are a number of exceptions to where development can occur in the countryside with no defined settlement boundaries this includes limited infill development. One dwelling could therefore reasonably comply with this policy. The submitted Sequential test displays the negotiations in regards to the sequential test that occurred via email.

- 3.2 In conclusion limiting the search area of the sequential test to just the urban areas of the district removes large areas of the district to which one dwelling could be looked upon favourably in policy terms and could possibly be at lesser flood risk.

Consideration of Sites

- 3.3 The submitted sequential test only covers the main urban areas as defined in ADPP1 of the Core Strategy. The submitted Sequential test states that the LPA's approach is not pragmatic or reasonable. This is disagreed, the LPA's Core Strategy permits a host of development in a number of locations working hard to deliver housing. The NPPF would seek for this housing to be directed to areas of lesser flood risk by having a wider search area to which accompanies a development to which can permit development in a host of locations therefore avoiding the need to develop in areas of flood risk. A wider look at the sequential test is required as pragmatically a single dwelling could be placed in host of locations as above.
- 3.4 The submitted sequential test has proceeded to cover sites only in the urban areas define din policy ADPP1 of the Core Strategy which includes Newbury, Thatcham and the Eastern Urban Area.
- 3.5 The submitted sequential test considers alternative sites to which comply with the following criteria:

Sites allocated for residential development with the Development Plan;

Site with planning permission;

Sites identified within the LPA's evidence base (such as the HELAA, brownfield register)

Sites actively marketed for sale with development potential

- 3.6 The submitted sequential test then goes on to state a number of ways of discounting sites these include;

“Sites which are currently pending (at the time of writing) have been discounted as there is a possibility that the applications could be refused;

Applications for change of use with no new build elements have not been included as they would not be subject to the Sequential Test and are thus not comparable;

Sites with planning permission that are implementable as they are not available as alternatives;

Sites with outline permission that are not being actively marketed for sale;

Sites where permission has lapsed or which are due to lapse within the next 3 months;

Sites that fall within the AWE zone of influence where permission is unlikely;

Sites that are within Flood Zones 2 or 3 or are in a Critical Drainage Area;

Sites that are within the AONB (not comparable);

Sites within Conversation Areas or within the curtilage of a Listed Building (not comparable);

Sites where the planning permission granted has been for self-build development;

Sites which have proposed a number of homes significantly larger than those proposed by this application have been discounted as not being representative of the type of development proposed. This also includes sites with a significantly larger area than that of the site. “

- 3.7 The LPA raises concerns in regards to this approach to discounting sites. In point 2.18 the submitted sequential test notes that sites are potentially alternative sites if they have planning permission granted. It also defines that alternatives sites are ones being actively marketed for sale as development potential. However in point 2.19 the sequential test then expresses that it wishes to discount those sites with planning

permission as they are not available as alternatives. Clarification was sort on this via email with the planning agent who clarified that “*those with implementable permission are not considered to be “available” alternatives as quite simply unless they are actively bought to the market they will be developed for the scheme they have permission for*”. This would contradict point 2.18 which expresses how alternative sites could be those with planning permission and those actively marketed for development potential.

3.8 The LPA would be of the opinion that as per 2.18 sites with planning permission could be considered suitable alternative sites if they are “reasonably available sites appropriate for proposed development” as per paragraph 158.

3.9 A site is only considered to be reasonably available if it is both ‘deliverable’ and ‘developable’ as defined by the NPPF. Definition below:

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Developable: *To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.*

3.10 As such it is the LPA’s opinion on this application for one dwelling that those sites with planning permission granted against them for a similar level of development are considered deliverable within the next five years and developable given the extant permissions on site. It is considered that just because these sites are not actively

marketed at the time of writing does not exclude them as suitable alternative sites for one dwelling. As shown later in this sequential test there are sites that have been missed by the submitted sequential test a reason for this is that they may have been marketed in the space of time between submission and the LPA's response. The fluidity of the Housing Market would mean any sequential test assessment could become quickly out of date. There relying solely on sites with planning permission being marketed at the time of writing narrows the scope and could result in the sequential test becoming quickly out of date. Accepting that sites with planning permission that are reasonable available in line with the NPPF would be a more manageable approach to the sequential test.

3.11 The LPA would also object to the following methods of disregarding sites.

3.12 Firstly the applicant discounts sites that fall within the AWE zone of influence as permission is considered unlikely. This is disagreed, although AWE zone of influence is a material consideration to planning applications for a single dwelling emergency plans in relation to AWE can accept a single dwelling. Although it is a factor it does not restrict development wholly. Additionally the AWE zones are separated in different hazard radius areas that present differing levels of danger and consideration to new development.

3.13 Sites within a lower level of flood zone should be considered. The sequential test seeks to direct development to sites of lower flood risk. The site subject to this application is Flood Zone 3. In line with the sequential approach sites within Flood Zone 2 and critical drainage areas are at lesser risk of flooding and should be considered to be built upon before sites in Flood Zone 3. It is therefore incorrect to discount all these sites.

3.14 The last method of discounting sites is because they are in the AONB and therefore not comparable. No explanation has been given as to why sites in the AONB are not comparable. Sites in the AONB are capable of accommodating one net dwelling and therefore sites of similar size and development prospects should be considered as the AONB designation does not blanket restrict development.

4. Site Assessments

Garden Land Adjacent to 5 Normay Rise.

Planning permission for one net dwelling granted under applications 17/01808/OUTD (appeal APP/W0340/W/17/3191372). and reserved matters 20/00455/REM.

Actively being marketed

<https://www.rightmove.co.uk/commercial-property-for-sale/property-94657922.html>

It is a sequentially preferably site in terms of flood risk as it is in flood zone 1
Appendices 1

Garden Land To The Rear Of 5 The Sydings Speen Newbury Berkshire

Planning Permission approved under 16/01403/FULD. Expiry date of the 09/08/2019. Despite the planning permission expiring the development potential of this site is still there. The principle of 1 net dwelling has been established and could be sort again. The prospects of it coming forwards for development are similar to the site subject to this sequential test.

Actively being marketed

<https://www.rightmove.co.uk/commercial-property-for-sale/property-81777736.html>

It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

Appendices 2

Land To The Rear Of 15 Leys Gardens Strawberry Hill Newbury

Planning permission granted for 1 dwelling 19/02090/FULD

Actively being marketed (under offer though)

<https://www.zoopla.co.uk/for-sale/details/54589656>

It is a sequentially preferably site in terms of flood risk as the proposed dwelling is in flood zone 1

Appendices 3

Land Rear Of 48 - 50 Cheap Street Newbury Berkshire

Site is capable of accommodating at least 1 dwelling similar to the application site. No planning permission has been granted but is advertised as a development prospect to which complies with the criteria set in the submitted sequential test point 2.18

<http://www.quintons.co.uk/propertyInfo/2291/14-Parking-Spaces-For-Sale-Rear-Of-49-Cheap-Street-Newbury>

It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

Appendices 4

The Plough Inn, 81 Chapel Street, Thatcham RG18

Site is capable of accommodating at least 1 dwelling similar to the application site. No planning permission has been granted but is advertised as a development prospect to which complies with the criteria set in the submitted sequential test point 2.18

<https://www.zoopla.co.uk/for-sale/details/54675375>

It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

Appendices 5

The above sites all comply with search area, search criteria, and search discount criteria and are sequential preferably to the submitted site in terms of flood risk. However they have been missed from the submitted sequential test.

Land Adjacent To Morphe Downend Chieveley Newbury Berkshire

Planning Permission granted for 1 dwelling 18/00223/FULD.

Actively being marketed

<https://www.rightmove.co.uk/commercial-property-for-sale/property-92740961.html>

The site is outside of the submitted sequential test search area and within the AONB so would have been discounted. The LPA does not agree this is the correct approach as despite being in the AONB one net dwelling has been permitted. Although it is outside of the urban areas it is within the suggested search area of the LPA

It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

The above site would comply with the search criteria set out in 2.18 of the submitted sequential test but has not been considered by the applicant due to it falling outside there stated search area and discount due to its AONB location. As the LPA has presented above the search area for the sequential test is too narrow and discounting sites in the AONB unjustified.

Appendices 6

Land To The Rear Of The Rising Sun Bath Road Woolhampton Reading

Planning permission granted for 4 dwellings.

Actively being marketed

<https://www.zoopla.co.uk/for-sale/details/54493156>

The site is outside the submitted sequential test search area but within the district wide search area that the LPA has suggested. It is considered that the proposed one net dwelling could be aggregated onto this site.

It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

Appendices 7

17/02366/FULD 50 Elmhurst Road Thatcham Berkshire RG18 3DH

Demolition of an existing dwelling and erection of a replacement four bedroom, two storey dwelling

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in a Critical Drainage Area. So although at risk of flooding the rise lesser than a site in Flood Zone 3 (1-3 Kennet Road is) and is therefore sequentially preferably to build upon.

17/02278/FULD 54 Westfield Road Thatcham Berkshire RG18 3EJ

Demolish existing garage and reinstate original driveway/parking for existing dwelling. Add new single storey two bedroom dwelling adjoining existing dwelling (no. 54). Expand parking arrangement off Roman Way to accommodate 2 parking spaces.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in a Critical Drainage Area. So although at risk of flooding the rise lesser than a site in Flood Zone 3 (1-3 Kennet Road is) and is therefore sequentially preferably to build upon.

20/01433/FULD 13 Rockingham Road Newbury Berkshire RG14 5PD

Replace a single detached residential dwelling and garage with two semi detached townhouses with integral car ports.

Has only been discounted by the submitted sequential test as it is In Flood Zone 2 but this would be sequentially more acceptable to build upon as the risk of flooding is lesser.

19/02738/OUTD Land To The Rear Of 64 - 68 Roman Way Thatcham

Outline permission for 3 No. two storey dwellings with associated access drive and external works. Matters to be considered: Access

Outline Permission With No Reserved Matters Application Approved. Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time.

19/02348/FULD 42 Masefield Road Thatcham Berkshire RG18 3AF

Subdivision of property and construction of new semi-detached dwelling to the side and single storey extension to the rear, involving the demolition of conservatory to the rear and garage to the side. Extension of existing dropped kerb and erection of new fencing. Thatcham

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

18/02853/FULD

62 and 64 Burys Bank Road Crookham Common Thatcham Berkshire RG19 8DD

Demolition of two single storey dwellings and the erection of a single detached replacement dwelling with associated parking and private amenity space

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

17/03304/FULD Garden Land To The Rear Of 17 Church Gate Thatcham Berkshire

Erection of a new dwelling

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

17/02872/FULD Land Adjacent To 10 Coniston Close Thatcham Berkshire

New semi-detached building, comprising of two 3 bedroom dwellings with garden, car parking, bicycle storage and own drive

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

17/02366/FULD 50 Elmhurst Road Thatcham Berkshire RG18 3DH

Demolition of an existing dwelling and erection of a replacement four bedroom, two storey dwelling

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in a Critical Drainage Area. So although at risk of flooding the rise lesser than a site in Flood Zone 3 (1-3 Kennet Road is) and is therefore sequentially preferably to build upon.

17/02278/FULD 54 Westfield Road Thatcham Berkshire RG18 3EJ

Demolish existing garage and reinstate original driveway/parking for existing dwelling. Add new single storey two bedroom dwelling adjoining existing dwelling (no. 54). Expand parking arrangement off Roman Way to accommodate 2 parking spaces.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in a Critical Drainage Area. So although at risk of flooding the rise lesser than a site in Flood Zone 3 (1-3 Kennet Road is) and is therefore sequentially preferably to build upon.

17/01797/FUL 17 Church Gate Thatcham Berkshire RG19 3PN

Erection of a replacement dwelling following the demolition of an existing dwelling.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1. Permission to be extended due to new legislation.

19/02630/FULD 1 Gilroy Close Newbury RG14 6TA

New 2 storey 2-bed dwelling with minor internal alterations to 1 Gilroy Close, Newbury and associated external works.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1

19/02591/FULD 44 Donnington Square Newbury Berkshire RG14 11PP

Demolition of existing dwelling and erection of a replacement dwelling together with associated works.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/02591/FULD 44 Donnington Square Newbury Berkshire RG14 11PP

Demolition of existing dwelling and erection of a replacement dwelling together with associated works.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/02100/FULD 90 Turnpike Road Newbury Berkshire RG14 2NF

Erection of new dwelling

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/01850/FULD Land North Of 4 and South Of 8 Edgecombe Lane Newbury Berkshire RG14 2HJ

Demolition of outbuilding and construction of 2 no. semi-detached dwellings with Highways improvements

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/01370/FULD 2 Valley Road Newbury Berkshire RG14 6ER

Erection of detached three bedroom dwelling with car parking and associated works.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/00995/FULD Battery End Hall Battery End Newbury Berkshire

One 4 bed two storey dwelling with parking, cycle and refuse storage.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/03191/FULD Rose Cottage Bath Road Woolhampton Reading RG7 5RT

Construct new dwelling and widen access road to street

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/00352/FULD 39 Purley Rise Purley On Thames Reading Berkshire RG8 8AJ

Sub-division of existing dwelling into 2 dwellings and erection of an additional 4 bedroom dwelling (phased)

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

20/00153/FULD 10 Glamis Way Calcot Reading RG31 4UX

Proposed new 2 bed attached dwelling and single storey rear extension

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

20/01113/FULD Brook Lawn Bath Road Woolhampton Reading RG7 5RE

Reconstruction of stables/coach house in disrepair into new dwelling

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/00577/FULD

6 Northwood Drive Newbury Berkshire RG14 2HB New single family dwelling. Newbury

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/00217/FUL

4 Croft Lane Newbury Berkshire RG14 1RR

Demolition of existing three-bedroom 2 storey dwelling with associated car port and garages, and erection of a two storey four bedroom dwelling and associated tree works to trees within Tree Protection Order Newbury

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

18/02734/FULD

Site Of Former 39 Kingsbridge Road Newbury Berkshire Detached dwelling Newbury

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

17/00705/FULD

13 Rockingham Road Newbury Berkshire RG14 5PD

Replace a single detached residential dwelling and garage with two semi detached townhouses with integral car ports.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1. Permission to be extended due to new legislation.

20/00659/FUL 7 Bradwell Road Tilehurst Reading RG31 6SD

Erection of a new two-storey 3 bed dwelling after demolition of rear and side single storey extension and garage of the existing semi detached house Tilehurst

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

20/00153/FULD

10 Glamis Way Calcot Reading RG31 4UX

Proposed new 2 bed attached dwelling and single storey rear extension Calcot 0.0406 1 1
Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/00771/FULD

2 Sandringham Way Calcot Reading Berkshire RG31 4XA

Erection of two storey attached dwelling and extension to existing dwelling with associated works Calcot

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

18/03212/FULD

59 Fairway Avenue Tilehurst Reading Berkshire RG30 4QB

Demolition of existing house and erection of a replacement dwelling Tilehurst

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

18/03127/FUL

27 Dell Road Tilehurst Reading Berkshire RG31 6PA

Demolition of existing property and erection of a replacement self-build dwelling Tilehurst

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1. Has been discounted as it is a self build development, the LPA disagrees with this as both would result in the net gain of one dwelling.

18/00443/FULD

Land Adjacent To 94 Royal Avenue Calcot Reading Berkshire

Erection of a 2 bedroom dwelling with new vehicular cross over on land adjacent to 94 Royal Avenue Calcot

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

18/00297/FULD

347 The Meadway Tilehurst Reading Berkshire RG30 4NU

Demolition of the existing bungalow and replacement with 2 detached dwellings.

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

17/01207/FUL 194 Long Lane Tilehurst Reading Berkshire RG31 6YL

Demolition of existing property and replacement with new dwelling

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1. Permission to be extended due to new legislation.

20/00575/FUL

Land Rear Of 42-48 Long Lane Tilehurst Reading RG31 6YJ

Development of 3 dwellings with associated garages (part retrospective - plot 2)

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/02275/FULD

10 Skerritt Way Purley On Thames Reading Berkshire RG8 8DD

New 2 bed single storey dwelling to the side garden of the existing dwelling, including demolition of garage and alterations to parking and landscape

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/00595/FULD

1103 Oxford Road Tilehurst Reading Berkshire RG31 6YE

Erection of two semi detached dwellings with associated car parking and access from Oregon Avneue on land to the rear of 1103 Oxford Road, Tilehurst

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

18/02183/FULMAJ

Land On North Side Of Theobald Drive Tilehurst Reading Berkshire

Development of 10 detached dwellings with car parking, access and all associated landscaping and ancillary works

It is considered that the proposed one net dwelling could be aggregated onto this site.

18/00878/OUTMAJ

72 Purley Rise Purley On Thames Reading Berkshire RG8 8DH

Residential development of up to 29 dwellings, with associated access, landscaping and public open space

It is considered that the proposed one net dwelling could be aggregated onto this site.

17/03341/FULD

Garden Land Rear Of 19 - 21 Long Lane Tilehurst Reading Berkshire

Erection of one detached dwelling, widening of access, relocation of existing garage Tilehurst

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

17/00691/FULD

14 and 16 Oak Tree Walk Purley On Thames Reading Berkshire RG8 8BN

Two replacement dwellings at 14 and 16 Oak Tree Walk

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

17/03341/FULD

Garden Land Rear Of 19 - 21 Long Lane Tilehurst Reading Berkshire

Erection of one detached dwelling, widening of access, relocation of existing garage Tilehurst

Deliverable and Developable and therefore should be considered an alternative site despite not being advertised for sale at this time. It is a sequentially preferably site in terms of flood risk as it is in flood zone 1.

19/00508/FULD Land at Former Police Station Chapel Street Thatcham Berkshire

Erection of 3 bed semi-detached dwelling including access and parking. Provision of off street parking for No. 30 Chapel Street Thatcham

Permission commenced not available

18/01109/FULD Land at Former Police Station Chapel Street Thatcham Berkshire
Erection of three detached dwellings (1 x 2 bed and 2 x 3 bed) including access and parking.
Permission commenced not available

5. Conclusions

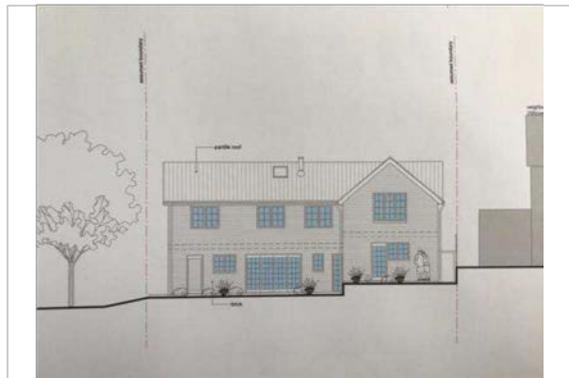
5.1 The LPA has reviewed the submitted sequential test and finds that the development does not pass the sequential test. The following reasons summarise this opinion

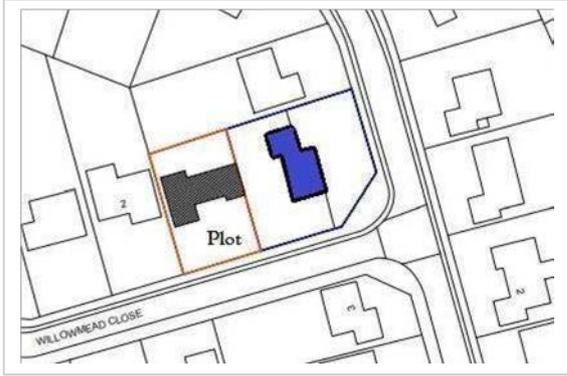
- The sequential test search area is limited to just the Urban areas of the district, the LPA is of the opinion that the search area should district wide. The Sequential test submitted is therefore inadequate in scope to fully assess sites that might be sequentially more favourable to build upon in terms of flooding.
- The assessment of the sequential test misses sites that are actively being marketed (at the time of writing) to which meet the criteria set out in the submitted sequential test and are considered reasonably available by the Local Planning Authority.
- The submitted sequential test discounts sites that the Local Planning Authority considered to be reasonably available.
- The submitted sequential test discounts sites due to them falling with Flood Zone 2 or a critical drainage area to which are areas of lesser flood risk and therefore sequentially preferably to develop prior to this site.

6. Appendices

Appendix 1

Land for sale Guide Price Normay Rise, Newbury £275,000





Property Description

Key features

- EXCITING DEVELOPMENT OPPORTUNITY
- IDEAL FOR A SELF-BUILDER
- NEWBURY TOWN SHORT DRIVE AWAY
- PLANNING PERMISSION FOR HOUSE MEASURING 1,900 SQ.FT.
- POPULAR WASH COMMON AREA
- EASY ACCESS TO M4 & A34

Full description

****PLOT****

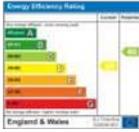
An exciting development opportunity to acquire a plot with planning permission for a property measuring approximately 1,900 sq.ft in size, ideal for a self builder. The plot is located in the popular Wash Common area of South Newbury and falls within the catchment area of the highly regarded Park House Secondary and Falkland Primary Schools. It also has a convenient location close to the local amenities of Wash Common including grocery store, doctor's surgery, dentist and coffee shop. Newbury town centre and railway station are a short drive away; road links are excellent with nearby access to the A4, A34 and M4 at Junction 13.

More information from this agent

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/property-for-sale/property-94657922.html

Energy Performance Certificate (EPC) graphs

- [See full size version online](#)



- [See full size version online](#)



To view this property or request more details, contact:



Hillier & Wilson Estate Agents, Newbury
64 Bartholomew Street, Newbury, RG14 7BE
01635 906035 Local call rate

[map view](#)

[street view](#)

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Nearest stations

Newbury (2.0 mi)

Newbury Racecourse (2.5 mi)

Kintbury (4.6 mi)

Distances are straight line measurements from centre of postcode

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Map data ©OpenStreetMap contributors.

Appendix 2

 Let us get you moving




Downer & Co, Newbury
44 Cheap Street, Newbury, RG14 5BX

01635 906040 local call rate

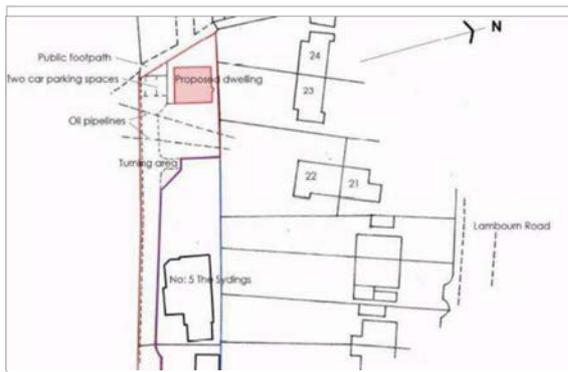
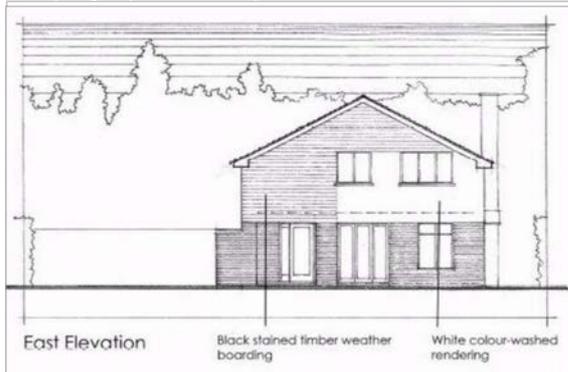
rightmove 

www.rightmove.co.uk/property/81777736

Land for sale

£150,000

The Sydings, Speen, Newbury, Berkshire, RG14



Property Description

Key features

- Full planning permission to build a three bedroom detached property.

Full description

Building plot at the end of a quiet drive with full planning permission to build a three bedroom detached home West Berks ref 19/00721/COND1. Located within easy reach of Newbury town centre and rail station, and on the doorstep to several lovely countryside walks.

LOCATION

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

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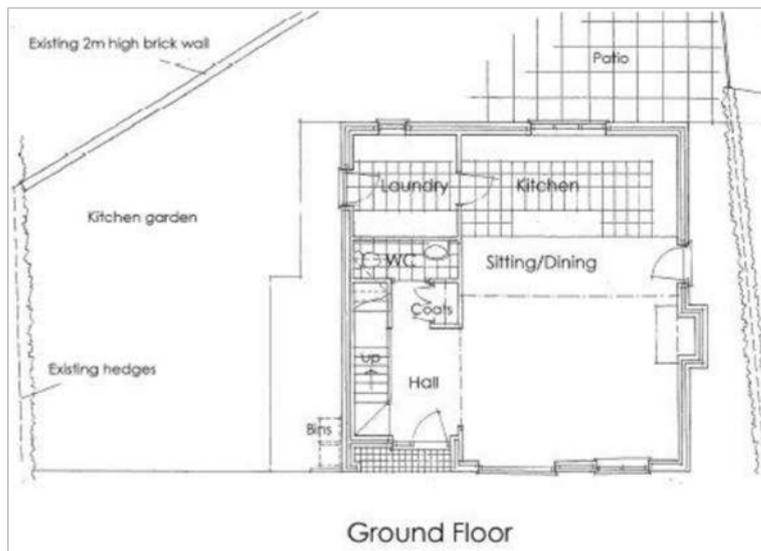
To view this property or request more details, contact:

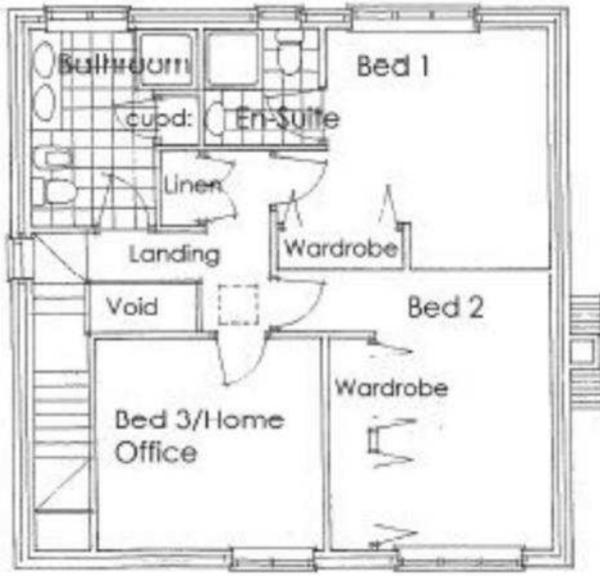


Downer & Co, Newbury
44 Cheap Street, Newbury, RG14 5BX
01635 906040 Local call rate

Floorplans

Floorplan 1





First Floor

To view this property or request more details, contact:



Downer & Co, Newbury
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01635 906040 Local call rate

map view

street view

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Nearest stations

Newbury (1.4 mi)

Newbury Racecourse (1.9 mi)

Kintbury (4.4 mi)

Distances are straight line measurements from centre of postcode

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Downer & Co, Newbury
44 Cheap Street, Newbury, RG14 5BX
01635 906040 Local call rate

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A message from this agent



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 1 image

Land for sale

Strawberry Hill, Newbury, Berkshire RG14

Under offer

Guide price

£125,000

Carter Jonas

 Save



Features

Planning granted for a detached single dwelling with accommodation comprising

Entrance hall

Open plan kitchen/dining room

Main bedroom with en suite

Second bedroom with en suite

Parking

Garden

Walking distance of the town centre facilities including mainline station

Last 30 days: **46 page views**

Since listed: **577 page views**

Description

Description:

On the 14th November 2019 planning permission was granted for the construction of a new single storey 2 bedroom dwelling on the above site known as land to the rear of 15 Leys Gardens, Strawberry Hill, Newbury, Berkshire. The planning application number is 19/02090/fuld and all the associated documentation including drawings, can be found on the West Berkshire website . By inserting the application number in the search field it will take you to the relevant pages relating to this site. The proposal is for a single storey contemporary style dwelling which when complete will offer an open plan kitchen/living area which is double aspect with bi-folding doors on the southern elevation, 2 double bedrooms both with en suite bathrooms and outside there is an area of garden and parking.

Cil Payment and Services:

Please note that the cil payment for this site is £5,064.72 but it is likely that a purchaser looking to self-build the development will benefit from a cil exemption.

We understand that all mains services are located close by in either the pavement or **Email agent** the road that runs alongside the site. Purchasers will need to make their own

investigations to clarify the position of the services and be responsible for any connection charges. [View less](#)

Links for this property

[Particulars](#)

[See all residential properties for sale in Newbury](#)

[Report listing](#)

Estimated running costs

Based on available 3rd party data



Mortgage

£476 p/m >

Energy

Not known

Home insurance

Not known

Water

Not known

Council tax

Not known

[Mortgage calculator](#)

Price

£ 125000

Deposit (10%)

£ 12500

Repayment term

25 years



Interest rate

2

%

£476 per month

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The Agent

Carter Jonas

Carter Jonas - Newbury

51 Northbrook Street, Newbury, RG14 1DT

 [01635 726639](tel:01635726639)

Email agent

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Price history

Sold prices provided by **Land Registry**

16th Mar 2020

£125,000

First listed

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£140,000

Land for sale

Petersfield Road, Bramdean, Hampshire SO24



£120,000

Land for sale

High View Road, Lightwater, Surrey GU18



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Appendix 4





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CAR PARKING SPACES
WITH DEVELOPMENT POTENTIAL
FOR SALE

14 PARKING SPACES, REAR OF 49 CHEAP STREET
NEWBURY, WEST BERKSHIRE, RG14 5BX



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Situated opposite the Vue Cinema, part of The Kenent Centre behind Cheap Street, the parking spaces are easily accessible. Newbury Railway station is a few minutes walk.

DESCRIPTION

14 parking spaces in total. 3 spaces are allocated under a right to park but these can be moved on site should this be required. 3 spaces are currently let producing £800 per year each (£2,400 per annum).

Tarmac surface

Marked spaces

Vehicle access from Kings Road West

Pedestrian access from Cheap Street via Dothan Place.

Freehold ownership of Dothan Place included

POTENTIAL FOR DEVELOPMENT

The site has potential to develop. Previous applications have included 6 residential apartments with under croft parking. Detailed plans are available on West Berkshire Council's planning portal. At that time, the council stated that a revised scheme lowering the new ridge line below the Cheap Street roofs would have gained approval.

PROPOSAL

The parking spaces are available to purchase freehold. Guide price £185,000 plus VAT.

The owners require an overage agreement on the land covering future development. Should the land be developed then the overage payable will be 25% in the increase in value of the land. The overage period to be 25 years.

LEGAL COSTS

Each party is to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

June 2020

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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Appendix's 5

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3 images

Land for sale

The Plough Inn, 81 Chapel Street, Thatcham RG18

£450,000



☆ Save



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Last 30 days: 170 page views

Call agent

Description

Description Attractive Grade 2 Listed Public House situated in a prominent position. Reasonable sized trading areas with first floor 3 bedroom flat, garden and car park providing approximately 13 spaces.

A good sized site with potential for alternative uses and possible re development (subject to planning). [View more](#)

Links for this property

[See all residential properties for sale in Thattham](#)

[Report listing](#)

Estimated running costs

Based on available 3rd party data



Mortgage	£1,716 p/m >
Energy	Not known
Home insurance	Not known
Water	Not known
Council tax	Not known

The Agent

Email agent

Call agent

Mortgage calculator

Price

£ 450000

Deposit (10%)

£ 45000

Repayment term

25 years



Interest rate

2

%

£1,716 per month

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Christopher St James Plc

61 High Street Colliers Wood,, London, SW19 2JF

 [020 3478 2980](tel:02034782980)

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Price history

Sold prices provided by **Land Registry**

26th Mar 2020

£450,000

First listed

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£450,000

Land for sale

Worting Road, Basingstoke, Hampshire RG21



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Appendices 6



Black Cygnet Properties, Midgham Green

Black Cygnet Properties Unit 6 Frilsham Home Farm
Yattendon Berkshire RG18 0XT

01635 906092 local call rate

rightmove 

www.rightmove.co.uk/property/92740961

Plot for sale

Down End, Chieveley, Newbury, Berkshire, RG20

Offers in Excess of

£575,000



Email agent

Call agent



Property Description

Full description

Tenure: Freehold

A fantastic building plot with full planning permission for a 5 bedroom house and garage with studio situated in a sought after village with a rural outlook.

Planning permission granted on 10th April 2018 for the erection of a detached dwelling and garage to include: Entrance hall, Open planned kitchen/dining/family room, Living room, Snug, office, Master bedroom with en suite and dressing room, Guest bedroom with en suite and dressing area, 2 further bedrooms with en suites, Fifth bedroom and Family bathroom

- Double garage with home office and shower room above
- West Berkshire Council application 18/00223/FULD . The decision notice and relative documents can be viewed via the West Berkshire website.
- Total floor area including garage approximately 3,788 sq ft
- Plot size approximately 0.52 acres
- The property is surrounded by an Area of Outstanding Natural Beauty and is well served by footpaths.

Situation

- .The building plot is situated towards the end of aquiet lane on the edge of the village with views over open countryside.
- .Chieveley is an attractive village just over 5 milesnorth of Newbury. There is a village shop with post office, a doctor's surgery and pharmacy, public house with a restaurant and excellent recreation grounds incorporating a skate park, football pitches, cricket ground and nets and floodlit tennis courts. The village also benefits from a well-equipped village hall, bakery, private nursery, primary school and church.
- .A wide range of schools are in the area, including Elstree, St Andrew's, Brockhurst & Marlston House, The Downs, Bradfield, Downe House and Pangbourne College.
- .Communications are excellent by road via the A34 and M4 and by rail via Newbury (Paddington from 57 minutes) or Didcot (Paddington from 45 minutes)
- .Crossrail services from Reading: From December 2020, two Elizabeth line trains an hour (four an hour at peak time) will allow passengers to travel right through central London without having to change trains.
- Services
- .Connection to mains water, electricity and phonefrom the lane
- .Broadband. Gigaclear ultrafast broadband is available within the village

Local authority:

- .West Berkshire Council. Telephone

Directions

- .Sat Nav for RG20 8TN

More information from this agent

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Black Cygnet Properties
Black Cygnet Properties | Unit 6 Frilsham Home Farm
 01635 Local call rate

map view

street view

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Nearest station

Newbury Racecourse (5.2 mi)

Distances are straight line measurements from centre of postcode.

To view this property or request more details, contact:



Black Cygnet Properties, Midgham Green
Black Cygnet Properties Unit 6 Frilsham Home Farm Yattendon Berkshire RG18 0XT
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Appendices 7

Land for sale
Bath Road, Woolhampton, Reading, Berkshire RG7

< See similar properties
Under offer



3 Images

Map navigation icons: Home, Street View, Location pin

Local Amenities

🏠	Midgham	0.9 miles
🏠	Aldermaston	0.9 miles
🎓	Elstree School	0.8 miles
🎓	Woolhampton C.E. Primary School	0.9 miles

Email agent

Call agent

8. Estimated running costs

Based on available 3rd party data

Land for sale

Bath Road, Woolhampton, Reading, Berkshire RG7

Under offer

Guide price

£325,000

costs
£1,239
per month

Mortgage

£1,239 p/m >

Energy

Save Not known

Home insurance

Not known

Water

Not known

Council tax

Not known

Mortgage calculator

Price

£ 325000

Deposit (10%)

£ 32500

Repayment term

25 years

Interest rate

2

%

£1,239 per month

How much could I borrow?

In partnership with  NatWest

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The Agent

Carter Jonas - Newbury

51 Northbrook Street, Newbury, RG14 1DT

☎ [01635 726639](tel:01635726639)

[View agent properties](#)

Price history

Sold prices provided by Land Registry

Land for sale	Price
6th Mar 2020 Bath Road, Woolhampton, Reading, Berkshire RG7	£325,000
First listed Under offer	

Guide price

£325,000

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Similar properties

£290,000

Land for sale
Park Prewett Road, Basingstoke RG24

Save

£290,000

Land for sale
Park Prewett Road, Basingstoke RG24

£275,000

Land for sale
Willowmead Close, Newbury RG14

Field Roa

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Land for sale

Bath Road, Woolhampton, Reading, Berkshire RG7

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***Based on a search within the London postcode areas (E, EC, N, NW, SE, SW, W, WC) on other UK online property portals. As of 11 Mar 2019.