

Our Ref: CP/190106/CM

08 November 2020

Development and Planning Service
West Berkshire Council
Market Street
Newbury
RG14 5LD



WESTERN AREA PLANNING COMMITTEE TO BE HELD ON 11 NOVEMBER 2020

Written submission in respect of Application Ref: 20/01620/FULD

This application seeks planning permission for a one-bedroom security lodge to be situated at the main entrance to Denford Park. Planning permission was granted in 2009 and 2012 for a lodge at this point of the estate, however owing to various factors other aspects of the site's development were prioritised at that time.

The planning context has changed since the previous approvals, however the fundamental principles at issue in this application remain the same. While there is, and was at that time, an objective to direct development to more sustainable locations, the need for security at the site is a material consideration that justifies the creation of a security lodge at this location. Policy C5 of the West Berkshire Housing Site Allocations DPD allows for the creation of new dwellings in the countryside for essential workers.

Since the redevelopment of Denford Park began, and since the previous permissions were granted and subsequently lapsed, operations at the site have increased exponentially, and the need for a secure main entrance has grown alongside this. A full time, physical, security presence is now essential to the ongoing operations at the site.

While the Applicant has looked at other options, there are no dwellings at the site that are capable of performing the functions required, and the main entrance is the only suitable location for a security lodge.

The proposed building comprises a modest one bedroom lodge that your Conservation Officer agrees would read as part of the wider estate in terms of its design and materials. It would not be harmful to the historic interest of Denford Park, nor would it detract from landscape and scenic beauty within the AONB.

The single storey building would be situated around 30 metres from the nearest property, and as such there are no concerns that there would be an overlooking effect, or any other impacts upon residential amenity.

Necessary conditions relating to Highways, Ecology and Landscaping have been agreed with your Officers, and we are also in agreement that a condition tying the occupancy of the lodge to an employee of the Estate is also required for sound planning reasons.



We hope that you will support your Officers in their recommendation for approval of this application, and authorise them to grant planning permission accordingly.