

Coley Farm is allocated for approximately 75 dwellings in the Housing Allocations DPD which was adopted in 2017.

The site is subject to an extant outline planning permission for 75 dwellings which includes full approval for access and layout. Donnington New Homes has prepared a reserved matters application which could be submitted if necessary in advance of the outline consent expiring on 1st May 2021.

Donnington New Homes are a local developer based in Newbury who are fully committed to delivering a high quality residential development at Coley Farm.

A full application is submitted rather a reserved matters application to seek approval for a higher quality development than that currently permitted. The scheme before you has evolved following significant consultation with Officers, including affordable housing, drainage and highways Officers.

Four key improvements that would be delivered through the current proposals are:

1. Delivery of a drainage scheme that accords with recent best practice, including the management of surface water in smaller quantities by spreading SuDS features through the site. The drainage scheme, approved by Council's Drainage Officer, would deliver betterment compared to the approved drainage scheme which itself already achieves a reduced surface water run off rate compared to the existing greenfield rate. The drainage scheme will ensure any storm water is routed away from new and existing properties, particularly the adjacent downhill properties at Wansey Gardens and Laud Close and also makes allowance for increases to impermeable areas in the future.
2. Reduced loss of vegetation along Stoney Lane through the creation of a single vehicular access and the reduction of the speed limit of Stoney Lane to 30mph along the frontage and to the north of the application site.
3. Reduced need and reliance on significant retaining structures between properties and greater opportunity for landscaping by way of a revised site layout, reducing overshadowing and overlooking that would be caused by the approved scheme.
4. Delivery of an improved affordable housing mix in consultation with the Council's affordable housing officer delivering a higher proportion of family dwellings. An additional 3 no. 3 bedroom properties will be delivered and 2 no. 4 bedroom properties will be provided together with an overall increase in affordable floor area. All affordable properties will meet minimum space standards and the 4 bedroom units will exceed these.

As a local business Donnington New Homes employ local people at their offices in Newbury and are committed to using local supply chains and employing local trades.

As part of their commitment to delivering a high quality development an Energy Statement has been submitted which commits to achieve a minimum of a 10% reduction in emissions over Building Regulations.

The application proposals fully accord with the West Berkshire Site Allocations DPD and Core Strategy providing 40% affordable housing and an opportunity to secure a higher quality development compared to the extant consent which will be built out should this application be refused.

It is therefore respectfully requested that planning permission is granted in accordance with Officers recommendation.