

**WESTERN AREA PLANNING COMMITTEE**  
**17<sup>TH</sup> MARCH 2021**

**UPDATE REPORT**

**Item No:** (1)      **Application No:** 21/00114/COND1      **Page Nos.** 27-46

**Site:** Land Off Faraday Road and Kelvin Road, Newbury

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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**Written submissions**

**Parish Council:** N/A

**Objector(s):** Arnold Ward on behalf of Alan Pearce – available to answer questions at meeting

**Supporter(s):** N/A

**Applicant/Agent:** N/A

**Ward Member(s) speaking:** Councillor Jeff Beck  
Councillor Jeff Cant

**1. Additional Consultation Responses**

<b>Public representations:</b>	An email has been received from an objector confirming that they wished to remove the objection and alter the stance to neutral  Total representations received: 14  Objections: 13 Support: 0 Neutral: 1
<b>Newbury Town Council:</b>	Support the application  Newbury Town Council have always supported this development since it was proposed in 2008, and 2012 and regret the time taken for West Berkshire Council to support the applicant, and the loss to the economy. Note the uncertainty about the overall planning status of the wider London Road Industrial Estate.

	<p>This application is to approve the phasing of the development and distribution of affordable housing. Welcome the 'pepper potting' of units, which is difficult in flats, but welcome that this has been done.</p> <p>Concerned that even when a development in a designated employment area produces a 10 fold increase in jobs that there is an objection about the number of housing, even when 30% is affordable.</p> <p>We understand the objectors concerns about flooding, and we share the concerns but this is not the time or place to address those concerns.</p> <p>We did to receive notification of this application until it was on the agenda, and did not have the usual opportunity to discuss it.</p> <p>Almost any redevelopment of the London Road Industrial Estate will be obliged to improve surface water drainage, and the flood risk to many of the objector's properties. The sooner the pre-commencement conditions are discharged the better. We wish to see the proposal built.</p>
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## 2. Clarification of Number of Dwellings Proposed

Paragraph 6.3 of the Officer's report refers to 330 dwelling units to be provided in the development. This is incorrect, and planning permission has been granted for 160 units. Paragraph 6.6 refers to the remaining market housing being provided in phase 3 as 239 units, this is incorrect and it is 99 units. The report is correct in that 48 of those units will be affordable housing which is a 30% provision in compliance with policy CS6 of the Core Strategy. Within phases 2 and 3 when the housing elements of the development will be delivered, 30% of the dwellings in each phase to be provided will be affordable units. Within both phases the affordable units are spread throughout each block. The table below summarises each phase of the development.

	Proposed Development	No. of Dwelling units	No of Affordable Units	Number of Market Units
Phase 1	Access from Kevin Road and establishment of works compound	0	0	0
Phase 2	Residential Blocks H & I	Block H – 21 Block I -40	Block H -6 Block I - 12	Block H -15 Block I - 28
Phase 3	Mixed retail and residential Block A	Block A -13	Block A - 3	Block A -10
	Residential Blocks B, C & D	Block B- 37 Block C - 28 Block D - 21	Block B- 12 Block C- 9 Block D-6	Block B- 25 Block C- 19 Block D - 15
	Office Block G	0	0	
	Car dealership Block J	0	0	
	Access from Fleming Road	0	0	

	Access from Faraday Road	0	0	
Phase 4	Office Block E Apart Hotel Block F	0	0	0

### 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report