

Shaw-Cum-Donnington Objections to applications 18/03061/RESMAJ, (West site)

Summary

Shaw-cum-Donnington Parish Council (PC) does not seek to overturn the outline application 14/02480/OUTMAJ that has led to these two reserved matters applications.

Our main objection to these applications is the reduction, deletion or removal of infrastructure promised in the outline application.

A second objection concerns the parking and drop off arrangements for the expected new school.

A third objection concerns the environmental impacts of the developments.

Essentially, the PC wants the new development to integrate with the Shaw-cum-Donnington Community rather than become a satellite of Newbury.

Infrastructure

Shaw-cum-Donnington Parish Council (PC) objects to applications 18/03061 and 20/00047 as they do not accord with the outline application. Allotments were expected. The Parish has 17 allotments for 650 dwellings and these are over-subscribed. Pro rata, 6 new allotments are needed for the 222 new dwellings. After protest, 5 have been provided on steeply sloping ground. The PC wants 11 allotments on level ground for the two sites.

A Local Centre was expected. The outline application states that it must be provided in the first phase of development but now it is in the 6th of seven build phases. CEG stated they would provide it but there is no guarantee. The PC wants a guarantee that the Local Centre will be built. Also, the PC wants to be consulted on its form.

The PC is concerned that the village hall, which is already fully booked, will be unable to serve the 40% expansion of the parish. Assistance will be needed to provide and enhance new social facilities by developing the redundant old school.

Parking and drop off for the new school.

The PC believes this part of the application should be dropped and reintroduced as part of the plan for the whole new school area. This is to ensure that the school and its parking/drop off are well integrated. In the meantime a temporary road should be built for the bus access.

Environmental matters

West Berkshire Council has declared a climate emergency. These developments ignore this strategy. Indeed, the dwellings will only meet minimum building regulations. No energy saving improvements such as better insulation or solar panels are planned. This is very disappointing.

In the past, flooding has engulfed Vodafone and part of Trinity school as a result of run off. The PC is unconvinced that this danger has been addressed. The dwellings will reduce ground absorption, which will further impact on the A339 underpass that is already subject to frequent flooding. There are extensive documents on drainage that show water exiting via the underpass but are silent on what happens after that. The PC demands assurance that this sole pedestrian and cycle link between the two sites and the school will not be interrupted under any circumstances and Vodafone and the Trinity areas will not flood.