

Written Statement by the applicant David Wilson Homes (DWH) to Western Area Planning Area Committee 23rd September 2020

We welcome the opportunity to set out our reserved matters application to you in this statement. Your consideration of our application this evening is the culmination of efforts by David Wilson Homes, officers, consultees and developers of the other phases of this scheme.

The principle of development and the access were established by the outline application for 401 dwellings, local centre, primary school as well as open space, landscaping and highway works that was allowed at appeal. The site is being delivered in phases, coordinated through the parameter plans, conditions and the s106 agreement.

Our application is for 222 dwellings, including 89 affordable dwellings and includes phases 1 – 4 of the approved Phasing Plan. The main vehicular access to the site is from the A339 'Vodafone' roundabout with a bus only access from Love Lane. Pedestrians and cycle accesses are provided onto Love Lane and Oxford Road and integrate the site with Donnington. The existing public footpath provides access to the wider countryside and the part of the site east of the A339.

The development will provide 1 – 5 bedroom properties in accordance with the site wide housing mix that ensures the same mix is provided on both sides of the A339. The 89 affordable dwellings are provided across phase 1 - 4 as apartments and 2 - 4 bedroom houses.

All houses have on plot parking, with many also having garages in addition to the parking spaces. The apartments are served by allocated parking spaces, bicycle sheds, and unallocated visitor bays. Further visitor spaces are provided throughout the scheme. In response to consultation visitor parking has been provided adjacent to the LEAP and either side of the bus gateway to provide parking for the primary school outside of the 1.7 hectares school site.

The proposed drainage strategy utilises a number of attenuation basins designed to accommodate the required 1:100 year storm event plus 40% climate change allowance.

A seasonal stream runs through the site from the northern edge and through the underpass. The stream runs most winters as a result of groundwater and surface water run-off. The stream will be locally re-profiled to ensure that the outfall volume does not increase as a result of the development. A new box culvert will be created to divert water under the raised floor of the underpass and prevent it flooding, allowing all season access for pedestrians and cyclists.

Open space and landscaping are provided in accordance with the parameter plans and includes a LEAP, LAP, allotments, amenity green space over the oil pipeline easement and along the western and eastern edges of the site. Five allotments, including one accessible allotment, parking and water point are to be provided in terraces to create flat beds in the location determined by the parameter plans.

We welcome the Officer's recommendation to grant permission as our scheme contributes much needed housing supply in the form of a high quality development that accords with the outline planning consent and planning policy.