

Written Submission – Planning Committee

Project: Land adjacent to Hilltop, Oxford Road, Donnington, Newbury

Planning Ref: 20/00047/RESMAJ

Committee Date: 23 September 2020

Subject: Written Submission in Support of Application

As Members are aware outline consent was granted at appeal for a mixed-use scheme comprising up to 401 dwellings, a local centre, one form entry primary school as well as open space, landscaping and highway works. The outline consent approved (at appeal) the principle of development and fixed the access points into the site and the primary vehicular movement network.

Parameter Plans for the whole site were approved under the outline application. The parameter plans provide a framework which the reserved matters applications are required to comply with. These plans fixed elements of the scheme such as land uses, landscaping, scale and access and movement.

This reserved matters application is seeking approval for 179 dwellings with associated public open space, landscaping and a LEAP.

The applicant has undertaken detailed discussions with planning officers and meaningful engagement with key stakeholders. The scheme has been amended to reflect consultation comments received, including changes to landscaping, housing mix, design of the homes and to the layout.

The development will provide 40% affordable housing provision, comprising a mix of 1 to 5 bedroom properties of which 71 would be affordable units, which are distributed throughout the site. The affordable housing will be indistinguishable from the private homes.

The development will be mainly 2 storey in height with some at 2.5 storey in key locations. There are two 3 storey buildings overlooking the public open space and subway to provide natural surveillance. The scale of development accords with the approved storey height parameter plan.

The overall design objective is to create a place with a strong and unique identity that provides a suitable and modern interpretation of Newbury. The scheme incorporates character areas to aid legibility and provide interest at street level through subtle variations in materials, landscaping and boundary treatment. New tree planting is located across the scheme especially along site boundaries and within public spaces including the LEAPs and LAP.

The site will use the existing private section of highway access from the roundabout off the A339, currently serving Vodafone UK to the south, and provide a new strategic access road and roundabout. All roads within the site will be built to adoptable standards as per the outline consent.

Car parking will be provided in-accordance with Council policy. Parking will be provided on plot, with visitor parking located on the shared surface street or in identified bays.

The drainage strategy utilises a series of attenuation basins on both sides of the A339 serving both the individual properties, roads and shared surfaces. The attenuation basin storage volume is designed to take a 1:100 year storm event plus 40% climate change allowance. The applicant is working closely with the Council's Drainage Engineer on this matter.

In light of the above, the development is consistent with the outline application and will provide for an attractive and high quality development. The proposals are in full compliance with relevant national planning policy and the adopted development plan. We therefore hope that Members can support the scheme.

Contact

Aaron Wright

aaron.wright@turley.co.uk