

**Written Submission to West Berkshire Council Western Area
Planning Committee 28 April 2021
20/00912/FULEXT, Land at End of Charlotte Close, Hermitage**

Chairman, Members, good evening and thank you for the opportunity to speak to you today which I do on behalf of CALA Homes.

The proposals before you this evening have been developed to comply with the parameters outlined within Policy HSA24 of your Housing Site Allocations DPD, a policy which allocates this site for development. In recommending the application for approval, your officers consider the proposal to be acceptable with regards to access and highways, drainage, landscape, ecology, trees, utilities, heritage and archaeology. Furthermore, it offers a range of benefits, a few of which I would like to highlight this evening.

The development will deliver a range of public benefits including 16 new homes, 40% of which will be affordable and a significant area of useable public open space including a Local Area of Play. It provides a number of new pedestrian and cycle connections to the north, west and south of the site that will benefit residents of the new development and the wider village and will also enable the creation of on-site ecological mitigation areas to ensure that a net gain in biodiversity is delivered. Electric vehicle charging points will be provided for each plot and as the development is liable for CIL, it will generate appropriate levels of funding to support the provision of local infrastructure.

Moreover, the proposal ensures that the development will integrate well in its village edge setting within the North Wessex Downs Area of Outstanding Natural Beauty. It features a range of house types, sizes and designs which have been refined through extensive consultation with officers both pre-application and during the determination period to create a layout that your Officers consider is sensitive to the site's location and will respect and enhance the local village character. It also provides a good balance of built form, garden areas, landscaping, access roads and parking and your Officers are content that there will be no unacceptable amenity issues affecting neighbours. The scheme features traditional building forms using materials that are in keeping with those found locally and that will also achieve a high quality finish.

In conclusion, this application for full planning permission is in close compliance with the requirements of your Development Plan, has been refined through extensive consultation with your Officers and is subject

to no objections from statutory consultees or technical officers. My client is committed to bringing this allocated site forward in a timely manner and is looking forward to creating an attractive and high quality development which will contribute to West Berkshire's housing supply. As such, I hope you will be minded to endorse your officer's recommendation and vote in favour of delegating approval.

Thank you Chair.