

Ms. Alison Dyson,
Case Officer,
The Planning Inspectorate (England)
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

4th May 2021

By email to:

ALISON.DYSON@planninginspectorate.gov.uk

Dear Ms. Dyson,

Ref: APP/W0340/W/20/3265460: Appeal by Bloor Homes and Sandleford Farm Partnership.

I am writing in my capacity as founder, owner and managing director of Donnington New Homes. We are a longstanding and well respected housebuilder, formed and based in Newbury. I write also in my personal capacity as the freehold owner of New Warren Farm, which forms a significant proportion of the Sandleford Park Policy Area, as allocated in the West Berkshire Council Core Strategy, and is referred to in planning terms as “Sandleford Park West”.

I feel it would be of assistance if certain facts were brought to the Inspector’s attention. Through Donnington New Homes’ ongoing work alongside Bloor Homes, as neighbouring applicants over the Sandleford Park allocation area, we have formed an intimate knowledge of Bloor Homes’ proposals, the latest versions of which, now subject to this appeal, contain parameter plans which are common to both Bloor Homes’ planning application and Donnington New Homes’ planning application for Sandleford Park West, which remains “live” and under consideration by West Berkshire Council, with whom we continue to work proactively as applicants.

In monitoring the appeal process and evaluating the effect that the course of the appeal may have on our planning application over Sandleford Park West, we have examined the proofs of evidence submitted by officers from West Berkshire Council, consultants acting on behalf of Bloor Homes and the Rule Six parties. All these proofs of evidence seem to be curiously silent on the fact that there are two live planning applications immediately adjacent to the appeal site, and over land which forms the remainder of the allocated area.

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I feel it is important that these two planning applications are brought to the Inspector's attention as they display an ongoing dialogue with West Berkshire Council, and evidence of co-working between Bloor Homes and Donnington New Homes.

There is simply no other way that two planning applications by separate housebuilders could contain parameter plans that are common to both. For the Inspector's reference, the two planning applications that are currently live over Sandford Park West, relate to our housing application, and an enhanced access application, which for various reasons was submitted separately to the housing application.

These are referenced:

Application No. 18/00828/OUTMAJ: Sandford Park West - Outline application for up to 500 new homes, including 40% affordable, a 1 form entry primary school with land for its expansion to 2 form entry, replacement and/or expansion land for Park House Academy School, extra care elderly units as part of the affordable housing provision, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play areas and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure. Matters to be considered: Access;

and:

Application No. 20/03041/FUL: Warren Road - Improvements and enhancements to Warren Road including demolition of Warren House.

It is important to note also that there is an extant planning permission, relating to the upgrading of Warren Road, which is lawfully implemented, and therefore capable of being delivered at any time. The reference number and description for this planning permission is:

Application No. 14/02416/FUL: Proposed improvements to Warren Road and create new access. Alterations (part demolition and two storey extension) to Park Cottage.

The road permitted by this planning permission is agreed between Donnington New Homes and West Berkshire Council as being suitable to serve our first 100 dwellings at Sandford Park West, and has no barriers to delivery.

It is also described by West Berks Council as being a suitable emergency access for Bloor's "Development Parcel Centre".

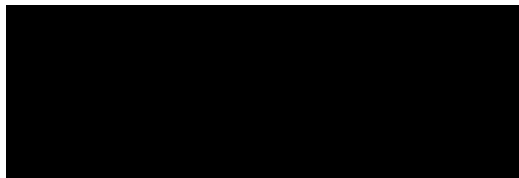
Relating to our live housing planning application is a Memorandum of Understanding between Donnington New Homes and Bloor Homes, which also forms part of the Bloor Homes appeal submission, and which was produced via extensive collaboration between Donnington New Homes and Bloor Homes.

It is also appropriate to bring to the Inspector's attention the fact that various other matters and concerns that have been raised in some of the proofs of evidence surrounding education, ecology, landscape and S106 agreement, are addressed in our live planning applications.

As such, the Bloor Homes appeal submission along with our live planning applications and the extant planning permission collectively form a comprehensive proposal for the entire Sandford Park allocation area, and certainly not by coincidence.

Should the Inspector so require, I would be more than happy to expand on any of the points above.

Yours faithfully,



Mark Norgate MRICS
Founder & Managing Director
Donnington New Homes