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Head of Planning  
Planning & Countryside Services  
Council Offices  
Market Street  
Newbury  
Berkshire  
RG14 5LD

31<sup>st</sup> January 2022

Dear Sir

**Town & Country Planning Act (2015 (As Amended))**  
**Land to the Rear of The Hollies, Reading Road, Burghfield Common, Berkshire,**  
**Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis**  
**Manor Road.**

This application for Full Planning Permission proposes the development of 32 dwellings as part of an allocated site and includes access, associated parking, landscaping and public open space

The site forms part of the Policy HSA16 housing allocation for 60 dwellings in the West Berkshire Council Housing Site Allocations Development Plan Document (2017) (HSADPD). Part of the allocated site has already received planning permission for 28 residential dwellings and is currently being build out by Crest Nicholson Operations Ltd (planning references 16/01685/OUTMAJ and 19/00772/RESMAJ). T A Fisher & Sons Ltd have acquired the rest of the allocated site and intend to fulfil the delivery of the remaining 32 dwellings.

The dwellings will contain a mix of 1-, 2-, 3- and 4-bedroom units and there will be a planning policy compliant proportion of affordable homes appropriately integrated with the general market housing throughout the development.

The site lies on the northeast edge of the village of Burghfield Common and comprises semi improved grassland, paddocks and scattered groups of trees. A small outbuilding is located close to the eastern border of the site. The level of the site slopes southeast to northwest, and quite significantly in places.

Ancient woodland can be found immediately adjoining the north – north-west border of the site. Along the southern and western site boundaries are residential properties with private rear gardens and paddocks. Immediately east of the site is the consented residential scheme referred to above. The site is considered capable of supporting a variety of species and will provide significant areas for wildlife onsite. The proposal includes a large area of open green space in the northern corner of the site in addition to a 15-metre buffer to the ancient woodland along the entire northern site boundary.

Please find attached the following plans and documents that provide the necessary details as requested by the Council in order to progress this submission for Full Planning Permission:

- Planning Application Forms and Certificates, signed and dated,
- CIL PAAIR Form, signed and dated,
- Full Planning Application Validation Checklist,

#### Plans:

- Site Location Plan No: 2020/F0440 LP,
- Colour Site Layout Plan No: 2021/P0162 C01,
- Site Information Plan (Black and White Site Layout) No: 2021/P0162 02,
- Proposed Plots 1 – 5: Floorplans and Elevations Plan No: 2021/P0162 03,
- Proposed Plots 6 – 8: Floorplans and Elevations Plan No: 2021/P0162 04,
- Proposed Plots 9 – 11: Floorplans and Elevations Plan No: 2021/P0162 05,
- Proposed Plots 12 & 13: Floorplans and Elevations Plan No: 2021/P0162 06,
- Proposed Plot 14: Floorplans and Elevations Plan No: 2021/P0162 07,
- Proposed Plot 15: Floorplans and Elevations Plan No: 2021/P0162 08,
- Proposed Plot 16: Floorplans and Elevations Plan No: 2021/P0162 09,
- Proposed Plots 17 & 18: Floorplans and Elevations Plan No: 2021/P0162 10,
- Proposed Plots 19 & 20: Floorplans and Elevations Plan No: 2021/P0162 11,
- Proposed Plot 21: Floorplans and Elevations Plan No: 2021/P0162 12,
- Proposed Plots 22 & 23: Floorplans and Elevations Plan No: 2021/P0162 13,
- Proposed Plots 24 & 25: Floorplans and Elevations Plan No: 2021/P0162 14,
- Proposed Plots 26 & 27: Floorplans and Elevations Plan No: 2021/P0162 15,
- Proposed Plot 28: Floorplans and Elevations Plan No: 2021/P0162 16,
- Proposed Plot 29: Floorplans and Elevations Plan No: 2021/P0162 17,
- Proposed Plot 30: Floorplans and Elevations Plan No: 2021/P0162 18,
- Proposed Plot 31: Floorplans and Elevations Plan No: 2021/P0162 19,
- Proposed Plot 32: Floorplans and Elevations Plan No: 2021/P0162 20,
- Proposed Garages/Carports for Plots 15 & 16: Floorplans and Elevations Plan No: 2021/P0162 21,
- Proposed Bin and Cycle Store (Plots 1 - 5) Plan No: 2021/P0162 22,
- Tree Constraints Plan No: 1730-KC-XX-YTREE-TCP01Rev0,
- Tree Protection Plan No: 1730-KC-XX-YTREE-TPP01Rev0,
- Proposed Street Elevations Plan No: 2021/P0162-23,

#### Reports:

- Design and Access Statement produced by Twenty20 Architecture,
- Planning Statement prepared by Pro Vision,
- Tree Survey produced by Keen Consultants,
- Arboricultural Impact Assessment produced by Keen Consultants,
- Ecological Assessment produced by Pro Vision,
- Phase 1 Desk Study produced by Ground & Water,
- Flood Risk Assessment (FRA) including Drainage Strategy produced by Cole Easdon,
- Transport Statement prepared by Cole Easdon,
- Landscape and Visual Impact Assessment prepared by RPS,
- Landscape Strategy Plan produced by RPS.

I trust the attached information is satisfactory and provides sufficient detail to enable you to process and validate the application and assign the application to a Planning Officer for determination as soon as possible.

Yours sincerely

[Redacted signature]

**Richard Barter MRTPI**  
**Land and Planning Manager – T A Fisher & Sons Ltd**

T:

E:

[Redacted contact information]

Encs: