

Part B – Your Representation***Please use a separate sheet for each representation***

Your name or organisation (<i>and client if you are an agent</i>):	Giuseppe Zanre – Donnington New Homes
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Please indicate which part of the consultation documents that this representation relates to:

Policy:	CAP1
Section/paragraph:	Paragraphs 4.5, 4.6, Fig. 5 and Fig.6
Appendix:	

Comments

By way of background, please find attached a letter dated 26th February 2021 to Cllr. Marsh, from our then retained Planning Consultants – Woolf Bond Planning, relating to land at Ashmore Green Farm, Stoney Lane, Ashmore Green.

In terms of the CAPNDP, and whilst the land falls outside the Settlement Boundary of Ashmore Green, it is considered potential residential development on the land would not affect the principles of Fig. 5 or Fig. 6.

It is considered that residential development on the land would accord with Policy CAP1 and is not dissimilar to Policy C4 of the existing West Berkshire Local Plan, or emerging Policy DM24.

Should Cold Ash Parish reconsider the allocation of sustainable and deliverable sites within the existing CAPNDP, or through an early review of the CAPNDP, then its is considered that the land at Ashmore Green Farm is worthy of further consideration by the Parish for residential development.

PART C – Notification of progress of the Cold Ash NDP

Do you wish to be notified of any of the following?

Please tick all that apply.

Publication of the Examiners report / Decision to progress to referendum	√
Decision to adopt the Cold Ash NDP	√

Signature	██████████	Date	31st August 2023
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Your completed representations must be received by the Council by 4:30pm on Friday 1 September 2023.



Woolf Bond Planning

Chartered Town Planning Consultants

Our ref: TR/7855

BY EMAIL

Email: [REDACTED]

26 February 2021

Cold Ash NDP
[REDACTED]

Dear Cllr Marsh,

Cold Ash Neighbourhood Development Plan

Comments prepared on behalf of Donnington New Homes

Land at Ashmore Green Farm, Stoney Lane, Ashmore Green

Thank you for the opportunity to present to yourself and your Neighbourhood Plan Steering Group colleagues in January. In addition, we are grateful for the opportunity to supplement our submission with some further details relating to Donnington New Homes proposals for a residential and community led scheme at Ashmore Green Farm. Accordingly, we have prepared the below documents that support this submission:

- Site Development Strategy (including Concept Land Use Plan & 3D Perspective Views);
- Technical Note: Highways & Transport; &
- Technical Note: Flood Risk & Drainage.

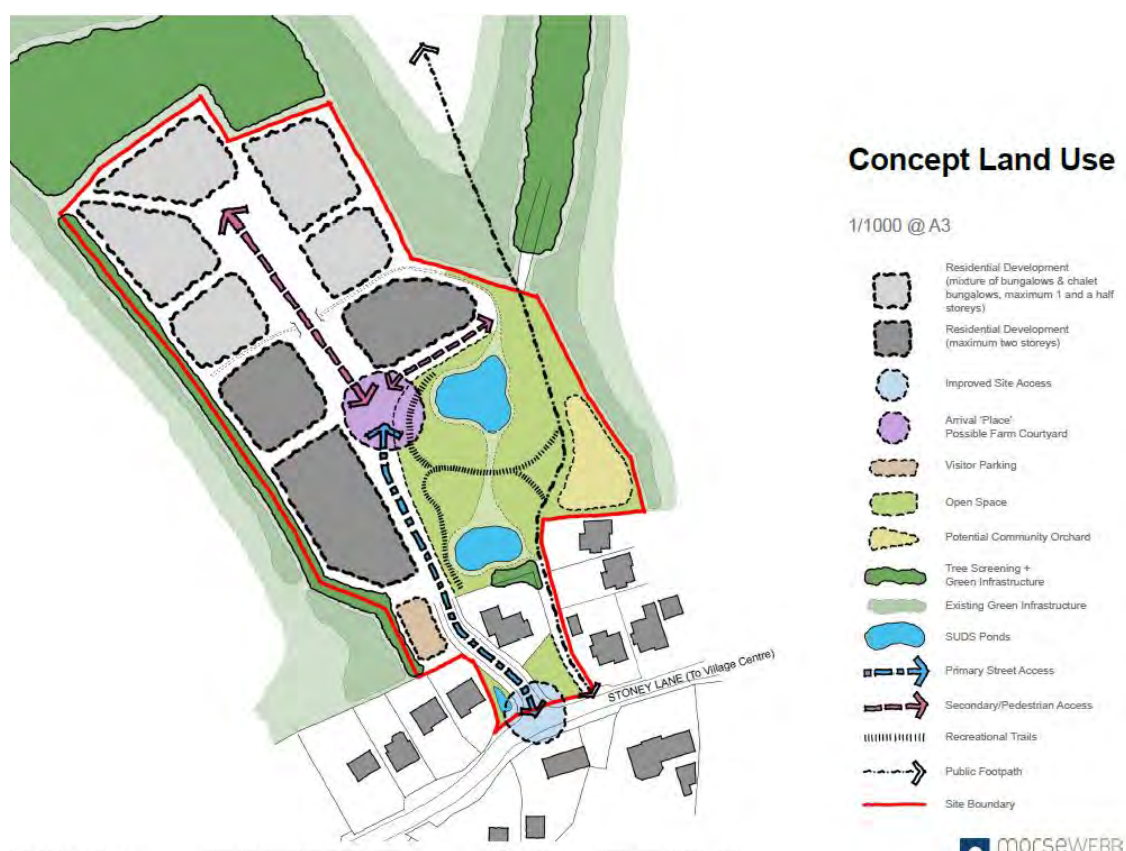
Following our briefing and associated question and answer session we noted that the Steering Group would likely welcome some further information relating to the proposed highway and drainage solution to support the scheme. In addition, discussion related to how the scheme would enable the delivery of a true community benefit. This included ensuring that the community facility is clearly available to the public, not just for residents of the new houses and making the facility clearly visible and accessible, this being particularly important from Stoney Lane and from the Public Right of Way to the east of the site. In addition, the potential benefits of a reduced scale and height of development featuring bungalows or chalet bungalows on the northern, higher part of the site was discussed.

We consider that this supplementary submission provides a comprehensive response to the discussion held and we would be very happy to present the proposals to you in a future Zoom meeting as you consider appropriate. With the above points in mind, we summarise our submission below.

Site Development Strategy

Further to our meeting, we have evolved our concept scheme to facilitate a proposal that offers strong community benefit, offers a welcoming green entrance to the site when viewed from Stoney Lane and is predicated upon sound highway and drainage advice. The proposals are illustrated in the Site Development Strategy document whereby the Existing Site Plan and Context Plan illustrate the site's existing intensively built and hard landscaped form and in turn the opportunity to establish a well planned, high quality scheme, integrating new homes with significant green infrastructure and community space.

The Concept Land Use Plan (at page 5) of the document illustrates a significant evolution of the development options presented at our January meeting. A copy is provided below.



Concept Land Use Plan

The principal modifications to the proposal from those previously indicated can be summarised as follows:

- The site's boundary has been extended further to the east such that the public footpath runs through the site and includes a further area of land to the east of the public footpath. The alignment of the public footpath is unaffected.
- The proposal includes the removal of the existing bungalow (known as Apple Tree Cottage). This has allowed the expansion of the proposed public open space further to the south, bringing it closer to the village. In addition, the site frontage has been opened up to enable views into the site and of the existing attractive period farmhouse that is presently concealed by leylandii.

- A community orchard is proposed adjacent to the public footpath on its eastern side and then a large area of green public open space provided to the west of the footpath forming effectively a village green feature, including ponds. This would be directly accessible from either the public footpath or the primary access to the site immediately upon entrance to the development. The public open space would be visible from Stoney Lane and will provide a large area of green infrastructure of an inviting form to both the existing and future community.
- The proposed vehicular access to the site has been informed through detailed engagement with our highway consultant and is designed to adoptable standards. Apple Tree Cottage would be removed and a 5 metre wide access road provided into the site allowing for appropriate two way movements . The site entrance area is proposed to form a high quality landscaped approach, including a pond and to the east of the access, a greenspace that links to the footpath to its east. This area could feature an information board displaying the new community uses including a map and encouraging the use of the existing footpath route / circular walking routes.
- An arrival place within the development, in the form of a potential farm courtyard style is retained and pedestrian trails provided throughout the development including direct links to the public footpath and the community orchard.
- All of the plots on the site are envisaged to form housing and would be of a maximum two storeys in height. A low density (of an approximate gross 12 dwellings per hectare) would occur.
- As illustrated on the Concept Plan (in a light grey shading), the northern part of the site would comprise chalet bungalows and bungalows only by virtue of it lying on higher ground, to limit the scheme's visual impact.
- A mix of terraced, semi detached and detached dwellings are anticipated primarily of a size appropriate to the needs of young families and downsizers. The dwelling mix is something that we are keen to work with you on, these are only our initial proposals for discussion.

Pages 6 and 7 of the document provide 3D perspective views of the development from Stoney Lane and the public footpath respectively. Copies of them are provided over the page.



3D View from Stoney Lane



3D View from Public Footpath

The view from Stoney Lane illustrates the proposed access solution that comprises a 5 metre wide shared surface road built to adoptable standards and will allow for appropriate two way movements. This is assisted by the proposal to remove Apple Tree Cottage that is of a limited existing architectural quality. On the right hand side of the image, the improved access to the public footpath can be viewed alongside open green landscaping that would encourage the use of that footpath. The proposed public open space, located directly behind the existing farmhouse would be visible from Stoney Lane such that it would again invite the existing community to access the site and use it beneficially. Finally, the proposed chalet bungalows can be viewed at the northern end of the site.

The elevated view from the public footpath illustrates the large area of public open space that would become available. This space takes a village green approach and would be appropriately planted with indigenous species planting to include Beech and Oak trees. The proposed drainage features are designed into this space so to enable an environment that features high quality green and blue infrastructure. This large space would also include ecological improvements such as appropriately

designed ponds, bird boxes and wildflower to enable biodiversity net gain opportunities.

The proposed dwellings directly fronting onto the public open space, provide for a positive and active frontage providing natural surveillance, consistent with good urban design principles. The proposed dwellings form blocks of semi detached or terraced properties in a mixture of traditional and contemporary barn conversion forms. All of the dwellings in the foreground comprise two storey properties as a maximum. Whilst in the background, properties of a reduced scale forming chalet bungalows and bungalows are evident. A soft red brick and potential use of feature materials including tile hanging and timber cladding are envisaged, but Donnington New Homes remains flexible on this matter and would respond to any preferred vernacular identified in the Neighbourhood Plan document.

Highways & Transport

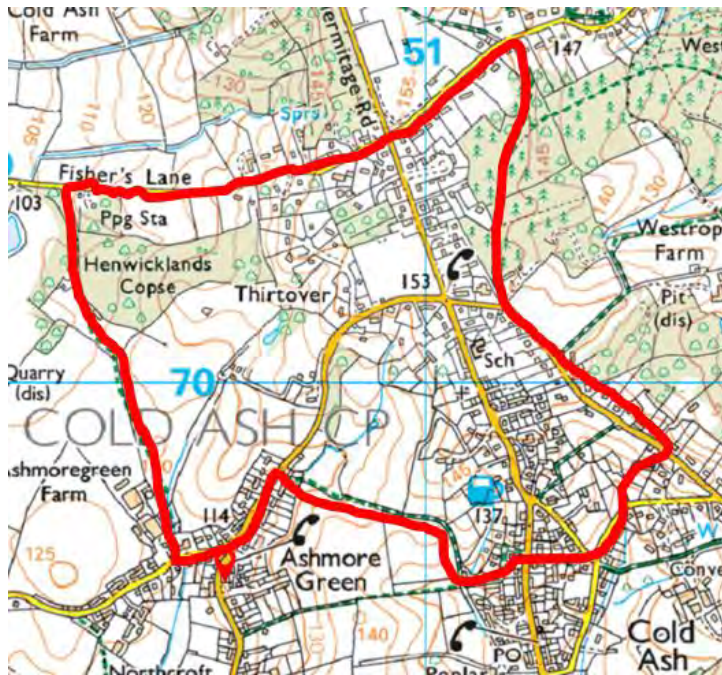
Our consultants, Condon Drew Associates have undertaken a transport and highway appraisal of the proposals. Their review includes reference to the site's historic use for agricultural purposes including a dairy farm and also the implemented conversion of a modest part of the site to B1 use. They also reference the previous appeal decision where the local Highway Authority agreed that the site access arrangement and visibility splays were appropriate; there were no adverse traffic impact or safety issues; and there was no need for additional passing bays along Stoney Lane.

A detailed site access drawing is included as Appendix A to the Technical Note. The main details can be summarised as follows:

- A simple priority T-junction from Stoney Lane leading into a 5 metre wide shared surface road built to adoptable standards;
- The junction with Stoney Lane will include 6.0 metre junction radii;
- Provision of 2 metre wide grass verge service strips on both sides of the carriageway; &
- Junction visibility splays of:
 - o 2.4m x 35m to the west (based on 25.9mph design speed); &
 - o 2.4m x 34m to the east (based on 25.4mph design speed).

A swept path analysis has also been undertaken and demonstrates that a refuse collection vehicle can enter and exit the site appropriately.

In addition, the new public open space and its access via the public footpath would enable and encourage circular walking routes around the Parish perhaps following routes similar to that indicated on the below plan. An information board located on the open space adjacent to the site entrance at Stoney Lane, could help make the community aware of this potential circular route and the new public open space and community orchards.



Annotated PRoW Map

In relation to trip generation, the appraisal acknowledges that if residential redevelopment does not come forward there are other agricultural or ancillary uses that the site could come forward for. By virtue of this, the trip generation comparison is favourable when compared to if this site were for example a pure greenfield site with no existing buildings. In addition, sustainable travel modes are considered and to encourage the use of electric vehicles, electric vehicle charging points are proposed for each dwelling. In addition, a residential travel plan is proposed that would include a package of measures designed to reduce the number and length of car trips generated by a residential development and facilitate non-car modes of travel.

In summary, the Technical Note concludes that a suitable vehicular access can be provided to safely serve the development and that there are some opportunities to travel from and to the site by sustainable modes of travel.

Flood Risk & Drainage

Condon Drew Associates have provided flood risk and drainage advice in relation to the proposals. Their assessment identifies that there are significant impermeable areas on the existing site, measured to comprise a minimum of 0.66 hectares. It is also identified that the site is in flood zone 1 such that residential development is appropriate.

The bedrock of the site is likely to be a London Clay formation and the drainage strategy has therefore been developed to be based on a controlled discharge to the existing ditch located on the site's eastern side. Discharge would be controlled to Greenfield rates resulting in a considerable betterment when compared to the existing situation on a site that features substantial impermeable surfaces. Appendix A of the appraisal illustrates a proposed drainage system that would feature 3 basins. Additional sustainable drainage measure (SuDS) would be included such as a swale running through the development and permeable paving on private drives. The reduction in impermeable areas and the management of surface water via a technically designed Sustainable Drainage System (SuDS) incorporating attenuation basins and permeable paving result in a proposal that would not increase flood risk and in fact through such measures, would provide the ability to reduce the risk of

flooding to properties downstream, therefore providing betterment to the existing unmanaged overland flows.

Scheme Benefits

The enclosed supplementary information provides for a significant evolution of the proposals, taking forward a number of discussion points from our Zoom meeting. We consider that there are key benefits that can occur through the allocation of the site based on the proposals as summarised below:

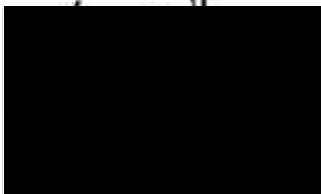
- The redevelopment and removal of a presently intensively developed site that features existing utilitarian agricultural buildings that are reaching the end of their useful economic life and are of a somewhat outdated and unsightly appearance.
- Their replacement with a low density residential proposal that features a mix of small and medium sized houses in a form designed to be consistent with the village's vernacular and of a height appropriate to the site's context featuring a maximum of two storeys, dropping down to chalet bungalows and bungalows on the site's elevated northern side.
- The provision of a large area of community public open space that would feature native landscaping to include Beech and Oak trees, ponds and walking routes.
- A community orchard is proposed to allow local people to plant and cultivate a variety of trees. This space could be for alternative uses as directed by the local community, such as allotments.
- Alterations to the site's frontage to make the public footpath more inviting when viewed from Stoney Lane and the provision of an information board so to encourage walking routes both into the development and to the north and to display the new public open space and community orchard.
- Betterment in surface water flood risk terms, through the removal of existing significant impermeable hardstanding and the provision of a comprehensive SuDS scheme that would manage surface water, improve the ecological benefits across the site and manage the release of water into the wider drainage network when compared to the existing situation, ultimately reducing flood risk downstream.
- Biodiversity net gain can be achieved across the site.
- The provision of a housing development that meets the needs of small to medium sized families, first time buyers and downsizers and enables a split distribution of the Neighbourhood Plan's housing requirement across Ashmore Green and Cold Ash. This would occur on a site that is already intensively developed and entirely outside of the AONB.

Summary

We trust that this additional information is helpful in your assessment of the potential role that the site can play in meeting the identified Neighbourhood Plan housing requirement alongside offering high quality and inclusive community uses. We remain very open to refining this scheme further to enable an appropriate allocation through the Neighbourhood Plan process and we would be very happy to provide any further information that may assist your consideration or attend a further Zoom meeting if you consider that this would be beneficial.

In the interim, we would be grateful if you could acknowledge safe receipt of this submission and please do not hesitate to contact the writer should you wish to discuss any matter(s) arising. Finally, we would be grateful for an update on your ongoing Neighbourhood Plan programme.

Yours faithfully



Woolf Bond Planning LLP

Encs.