

25th February 2025



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Dear Kieran,

242665 – Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023)

The erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.

Land west of Kingfisher Grove, Three Mile Cross ('the Site').

I write on behalf of the applicant, Sovereign Network Group ('SNG'), following submission of the above reserved matters application, which was registered as valid on 24 October 2024. Following this submission the applicant has now had the opportunity to review the comments submitted in response to consultation of a range of consultees, alongside comments received through meetings with Council officers on a number of matters.

I now have the pleasure in enclosing a pack of additional information to assist the Local Planning Authority in considering the planning application, including the following plans and documents:

- 24009-DWC-HB01-01-DR-A-0050 - Plots 1-2, Plans and Elevations – D
- 24009-DWC-HB01-02-DR-A-0050 - Plots 7-8, Plans and Elevations – D
- 24009-DWC-HB01-03-DR-A-0050 - Plots 28-29, Plans and Elevations – D
- 24009-DWC-HB01-04-DR-A-0050 - Plots 38-39, Plans and Elevations – D
- 24009-DWC-HB01-05-DR-A-0050 - Plots 40-41, Plans and Elevations – D
- 24009-DWC-HB02-01-DR-A-0050 - Plots 3-4, Plans and Elevations – D
- 24009-DWC-HB02-02-DR-A-0050 - Plots 21-22, Plans and Elevations – E
- 24009-DWC-HB02-03-DR-A-0050 - Plots 30-31, Plans and Elevations – D

- 24009-DWC-HB03-01-DR-A-0050 - Plots 5-6, Plans and Elevations – D
- 24009-DWC-HB03-02-DR-A-0050 - Plots 17-18, Plans and Elevations – D
- 24009-DWC-HB03-03-DR-A-0050 - Plots 42-45, Plans and Elevations – D
- 24009-DWC-HB04-01-DR-A-0050 - Plots 11-12, Plans and Elevations – D
- 24009-DWC-HB04-02-DR-A-0050 - Plots 15-16, Plans and Elevations – D
- 24009-DWC-HB04-03-DR-A-0050 - Plots 36-37, Plans and Elevations – D
- 24009-DWC-HB05-01-DR-A-0050 - Plots 23-25, Plans and Elevations – D
- 24009-DWC-HB06-01-DR-A-0050 - Plots 26-27, Plans and Elevations – E
- 24009-DWC-HB07-01-DR-A-0050 - Plots 32-35, Plans and Elevations – E
- 24009-DWC-HB08-01-DR-A-0050 - Plots 9-10, Plans and Elevations – D
- 24009-DWC-HB08-02-DR-A-0050 - Plots 13-14, Plans and Elevations – E
- 24009-DWC-HB08-03-DR-A-0050 - Plots 19-20, Plans and Elevations – E
- 24009-DWC-HB08-04-DR-A-0050 - Plots 46-47, Plans and Elevations – E
- 24009-DWC-HB08-05-DR-A-0050 - Plots 48-49, Plans and Elevations – E
- DAS Addendum 25-02-2025
- DWC-SK010-010DR-A-0010 - Sketch Replan Proposal SE Development Corner - 1st
- DWC-SP002-01-DR-A-0010 - Development Site Plan Colour – E
- DWC-SP003-01-DR-A-0010 - Development Site Plan Sheet 1 of 2 – Q
- DWC-SP003-02-DR-A-0010 - Development Site Plan Sheet 2 of 2 – Q
- DWC-SP004-01-DR-A-0010 - Parameter Plan Compliance – E
- DWC-SP005-01-DR-A-0010 - Massing & Active Frontage Plan – E
- DWC-SP006-01-DR-A-0010 - Finished Floor Level Plan - Indicative – E
- DWC-SP007-01-DR-A-0010 - Materials Finishes Plan – D
- DWC-SP008-01-DR-A-0010 - Parking Strategy Plan – D
- DWC-SP009-01-DR-A-0010 - Refuse Strategy Plan – D
- DWC-SP010-01-DR-A-0010 - Housing Tenure Plan – D
- DWC-SP011-01-DR-A-0010 - Energy Resource Plan – E
- DWC-SP013-01-DR-A-0010 - Technical Development Site Plan – B
- DWC-SP015-01-DR-A-0010 - Site Sections & Street Scenes Sheet 1 – E
- DWC-SP15-02-DR-A-0010 - Site Sections & Street Scenes Sheet 2 – B

- PRI24594-03A-North
- PRI24594-03A-South
- PRI24594aia-ams
- 23-117-04A Drainage Strategy Addendum 2
- ITB19902-003 Parking Management Plan FINAL
- ITB19902-GA-001C
- ITB19902-GA-002C
- ITB19902-GA-003D
- ITB19902-GA-004D
- 3249-5-2 DR-0100-P1 Typical Tree Planting Detail
- 3249-5-2-DR-5000-P8 Landscape Masterplan
- 3249-5-2-DR-5001-P6 Planting proposals
- 3249-5-2-DR-5002-P7 Planting proposals
- 3249-5-2-DR-5003-P7 Planting proposals
- 3249-5-2-DR-5004-P7 Planting proposals
- 3249-5-2-DR-5005-P7 Planting proposals
- 3249-5-2-DR-5006-P7 Planting proposals
- 3249-5-2-DR-5007-P7 Planting proposals
- 3249-5-2-DR-5008-P7 Hard surface and Furniture proposals
- 3249-5-2-DR-5009-P7 Hard surface and Furniture proposals
- 3249-5-2-DR-5010-P3 Landscape - Open Space Strategy
- 3249-5-2-DR-5011-P3 Landscape - Sustainable Drainage Strategy
- 3249-5-2-DR-5012-P2 Play Areas

The revised scheme includes comprehensive amendments to the layout, proposed landscaping scheme, elevations and plot details, responding to consultee commentary with regards these matters, to deliver a scheme that is sensitive to the edge of settlement location, and corresponds to the principles secured through the outline consent. Amendments to the technical layout have also been incorporated which respond to statutory commentary on detailed matters.

The amendments do not substantively change the assessment of the proposals set out in the Planning Statement submitted originally, with the revised proposals considered to remain

wholly conformant with the requirements of the Development Plan and Neighbourhood Development Plan. The changes do, however, build further on the cogent case for approving the reserved matters submission, according with the established outline permission and contributing to the delivery of a high quality 100% affordable scheme on this consented site.

Response to Statutory Consultees and other respondents

The submitted documentation provides a comprehensive response to statutory consultee commentary submitted to date with regards reserved matters. We have summarised in Appendix A the statutory consultee commentary received on the application and, where applicable, where such commentary has been addressed in the revised pack. We have additionally provided further comment below.

We note that a number of consultees have proposed conditions to be attached to any reserved matters approval, and would anticipate discussion on these matters to be held in advance of any positive determination. Further commentary where statutory consultees have raised comments is considered below.

Background

Outline planning permission (ref. 201002) for residential development at the Site for 49 affordable dwellings was granted on appeal on 31st January 2023. This permission reserved scale, layout, appearance and landscaping for future determination. These four matters are those matters dealt with by this reserved matters application (ref. 242665).

It is of relevance to note, given a number of comments raised by interested local residents relating to the principle of development, the quantum and scale of development, matters related to offsite highways impacts, AWE Burghfield, considerations of local facilities and infrastructure, among others, that all are matters established already through the outline consent or established through an associated condition, and found acceptable in the 2023 decision, and are not relevant for consideration as part of this reserved matters application.

Notwithstanding the above, SNG remain fully committed to ensuring that conditions associated with the outline consent, alongside relevant obligations secured through the associated Section 106 agreement, are delivered in line with the outline consent.

Site Layout

As you are aware we have held a number of meetings with regards the proposed layout, which have incorporated a number of changes in terms of the highways layout as well as the location and arrangement of particular plots and their associated parking locations. These changes involve a number of alterations and, for brevity, I summarise the principal changes below.

Firstly, following discussion with planning and highways officers, the proposals now deliver a circular highways approach with regards the internal road, removing the need for turning heads that impact the open space to the south of the developable area. In line with officer

preference, visitor parking spaces are equitably distributed throughout the site and, where these fall on the outer edge of the highway, are arranged in a parallel parking arrangement to allow for a softer transition between the residential development, road layout, and the expanse of public open space beyond.

Further to discussion with officers, the proposed LAP is now located to the south of plots 26-27 – encouraging informal opportunities for overlooking and more effectively integrating the play area with the wider open space.

There have been a number of alterations to the location and layout of particular plots, securing a reduction in the perception of overlooking, ensuring that amenity spaces are appropriate in the context of Borough standards, and consequential alterations related to parking spaces and footpath layout.

House Type Design and Materials

Following officer commentary with regards the proposed house types, we have made a number of changes to the proposed elevations and materials. These changes include a change to the materials pallet, simplifying the brick pallet with a more consistent approach delivered through the use of a red-grey multi-brick. Additional design alterations include the addition of chimneys to a number of identified plots, additional detailing as well as alterations to specific house types.

As part of this review, we have considered opportunities for alterations to window height, width and associated detailing on a number of plots. Whilst a number of alterations have been made, we have been mindful of the need to ensure compliance with Building Regulations, in particular Approved Documents F (Ventilation) and O (Overheating), with the proposals prepared on this basis.

Full details are as contained within the Design Evolution Document included within this submission.

Highways

In addition to the highways alterations set out above, the submission is accompanied by a Parking Management Plan, alongside additional tracking/visibility splay and passing information requested by the highways officer.

Landscaping and Arboriculture

We welcome commentary from the Landscape and Tree Officer with regards the broad conformance of the proposals on these matters. Resultant modifications to the layout alongside clarifications to this commentary are summarised below.

We have noted the tree officer commentary with regards the veteran tree buffer zones. These have been extended and now measure 20.40m at T60, 25.95m at T56 and 17.10m at T41 in line with the request from the officer.

With regards the fence/gate proposed to be installed at the veteran tree buffer (alongside external hedgerow), consultees recognise the need for a level of access for maintenance purposes to the veteran tree buffer area. In this context the proposed fence and gate is considered to be appropriately located inside the hedgerow. The hedgerow will, as noted by the officer, act to screen the fence in any event and we note there is no objection to the fence in terms of arboricultural or landscape impacts. Full details of management and maintenance of the veteran tree and buffer would of course be secured prior to occupation.

An updated Tree Protection Plan and Arboricultural Method Statement accompanies the submission, and incorporates the ecological recommendations requested. The Root Protection Areas (RPAs) on the Tree Protection Plan have been reviewed as part of this resubmission, and it is identified that there is adequate space to achieve the necessary levels whilst keeping any associated construction form outside the constraints afforded to the trees.

For clarity given the request from the officer, the 'magenta' lines queried by the landscape officer in the illustrative landscape masterplan are detailed on the Hard Surface and Furniture proposals (drawing reference 5008 and 5009). They are knee rails as identified subsequently in the commentary. The colour scheme within the drawing has been updated for clarity.

Noting officer commentary with regards the close boarded fences, a variety of boundary treatments are now proposed throughout the site.

We note commentary has been raised by a number of statutory consultees with regards the Veteran Tree Management Plan (VTMP). For the avoidance of doubt, it was determined in the outline decision that the submission of a VTMP was required prior to first occupation of the development and not prior to development commencement. Subject to the acceptability of the information submitted, it is suggested therefore that the Council discharge condition partially discharge condition 13 (a-d), with details for 13e to be submitted in due course.

Ecology

Responding to the ecology officer commentary, there have been a number of alterations to the layout, which include replacing the plot boundaries to the rear of plots 1-8 with a brick wall, relocating a number of identified trees, and reinserting the length of hedgerow at H4 that was identified in the outline permission.

It is noted that the GCN eDNA survey was submitted in November 2024. It is understood this has been reviewed by the Council's Newt officer and found to be acceptable.

Additional ecological documentation, including a technical note responding to officer commentary, an updated LEMP, and other matters, is being prepared and will be submitted subsequently.

Green Infrastructure

With regards drainage commentary raised by the GI Officer, a further drainage technical note accompanies the submission, setting out how the drainage proposals have responded to the constraints of the site, the parameters of the outline permission for a wholly affordable scheme of 49 units, and other conditioned information.

An open space strategy and play area proposals have been prepared, providing additional information as to the approach taken in the revised proposals, and further details as to the play equipment proposed.

Levels Change

In line with discussions with officers, additional information with regards proposed levels and retaining walls has been included on drawing DW-C-SP013-01-DR-A-0010 - Technical Development Site Plan – B. It is proposed that detailed design with regards levels and associated retaining wall structures be secured by condition prior to above ground works commencing.

Conclusion

Alongside the previously submitted information, our revised proposal, and the information as contained within this letter, I trust that you have sufficient information to support the determination of our revised reserved matters application, however please do not hesitate to contact me if you need any further information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'David Marley', with a large, stylized loop at the end.

David Marley MRTPI
Senior Planner

Appendix A – Response to statutory consultees

Consultee	Commentary	Response
WBC Drainage	No objection. Requests discharge evidence from Thames Water.	Evidence provided on 20 th December 2024 and understood to be acceptable.
WBC Sustainability	No objection subject to conditions related to water usage and a renewable energy strategy.	The applicant has no objection in principle to the conditions proposed. It is suggested however that it would be appropriate for the water usage condition to be a pre-occupation condition rather than a pre-commencement condition. It is additionally suggested that the trigger point for the condition related to a detailed energy strategy would be appropriate to be delivered prior to development of residential dwellings above slab level, rather than preventing unrelated construction activities from commencing (e.g. groundworks or the formation of site access)
Planning Officer	As summarised in this document and meetings with officers	In line with the details as set out within this letter and meetings with officers in December 2024, January/February 2025.
Highways	Requests redistribution of visitor parking spaces, minor alterations in parking locations, removal of turning heads, and alterations to various pavement, parking arrangements and footpath.	In line with details as out within this letter and meetings with the highways officer in December 2024. Additional tracking information is provided, alongside a Parking Management Plan. EV charging points shown on DWC-SP011-01-DR-A-0010 - Energy Resource Plan – E Hard surfacing is now identified in the key on the hard surfacing plans
Great Crested Newt Officer	Requested further details with regards eDNA Survey	eDNA survey submitted on 21 st November 2024 and understood to be acceptable
Designing Out Crime Officer	- Enclosure of rear of plots 1-8 - Addition of additional private gates at rear access of plots 42-5	In line with discussion with officers, the rear of plots 1-8 has been enclosed, and additional private gates added with regards rear access of plots 42-5. A number of boundary treatment alterations have been incorporated, including at the rear of plots 1-8

	Requests boundary treatment alterations	
Binfield Badger Group	Requests consideration of construction practices to protect badgers during any construction phase	The applicant notes the requested measures and notes the submitted information with regards ecological methods and management practices to avoid impact to Protected Species.
Parish Council	Raises matters related to conditions and legal agreement associated with the outline.	The applicant notes the commentary from the Parish Council and remains committed to wholly complying with the outline permission and associated legal agreement.
WBC Landscape and Trees	As set out within this document and supporting documentation	As set out within this document and supporting documentation
Ecology	As set out within this document and supporting documentation	As set out within this document and supporting documentation
Green Infrastructure	As set out within this document and supporting documentation	As set out within this document and supporting documentation