

**From:** Richard Barter

**Sent:** 30 March 2022 13:51

**To:** Michael Butler

**CC:** Steve Davies; Katherine Miles

**Subject:** 22/00244/FULEXT - Land R/o the Hollies, Burghfield Common - Response to Consultation

**Attachments:** Reading Road Burghfield Common - Refuse Vehicle Swept Path Analysis.pdf; 21-P0162-LP REV A Site Location Plan.pdf; 21-P0162-01 REV A Colour Site Layout.pdf; 21-P0162-02 REV A Site Information Plan.pdf; 21-P0162-03 REV A Plots 1-5.pdf; 21-P0162-04 REV A Plots 6-8.pdf; 21-P0162-05 REV A Plots 9-11.pdf; 21-P0162-14 REV A Plots 24 & 25.pdf; 21-P0162-22 REV A Proposed Bin Store.pdf

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Dear Michael

Following review of the consultation responses that have been received to date, please find attached and below a series of updated plans and amended information to address key issues that have been raised, and that have not been addressed previously within the submission documentation.

*Emergency Planning / ONR*

This issue is being addressed under separate correspondence. My email to you dated 18<sup>th</sup> March 2022 sets out our current position on this matter, which we understand the Council is currently reviewing, and will respond to in due course.

*Burghfield Parish Council*

The comments made regarding the access by emergency vehicles is addressed by the submitted swept path analysis plan (also attached for reference) which shows the larger 11.2m refuse truck accessing the site with no issue. Being larger than an emergency services vehicle (Fire or ambulance), such vehicles will also be able to access without issue. It should be noted that the consultation comments returned by the Fire & Rescue Service do not object to the scheme nor to they raise this as an issue.

Also, to clarify, the proposed access road does reduce in width for a short section within the site, but it has clear visibility from both ends. This is a traffic calming measure designed to slow vehicle speeds as described within the submitted Transport Statement.

The comments relating to the Emergency Planning Officer's consultation have been addressed by the comments in the section above, and email dated 18<sup>th</sup> March 2022.

*Housing*

The comments made regarding number and tenure mix of the affordable housing are acceptable in principle, and we would welcome a further discussion on this point in due course as the required S106 agreement is progressed.

In terms of tenure mix, the amended plans (attached) show how this has now been altered for the affordable housing to reflect the requested dwelling mix shown within the consultation response. In summary, plots 8 & 9 have been amended to be 4 bed houses, Plots 24 & 25 have been amended to be 3 bed houses, and Plot 5 reduced to a 1-bed flat. All necessary adjustments have also been made to the parking provided for these units.

### Thames Valley Police

Please find attached amended plans for the bin/cycle store serving plots 1 – 5, where the access doors have been amended as requested.

The comments regarding surveillance are noted, however we disagree, and feel that the internal layouts proposed do offer a balance between privacy and surveillance. Also, these comments prejudice how future occupiers would use the rooms within the new dwellings, and comments on average usage.

Allocated parking to the side of dwellings is relatively common throughout the District and also within Burghfield Common itself, such that it is not considered to be out of character with its provision. Plots have been provided with windows/doors within the side elevations (notably plots 30 – 32), and in all cases the front section of the driveway where it meets with the road is visible from inside the dwelling itself. The comments also make no account for the intervisibility between dwellings providing a level of passive surveillance. However, we note that many of these comments appear to be personal preference and plot specific such that if you felt that certain plots would benefit from additional windows in key locations, we would be happy to consider these as amendments, if required.

### Residents Comments

The residents' comments that have been received as part of this consultation have been reviewed, and the issues raised appear to mention many of the same issues and concerns. The top 5 main issues can be summarised as follows:

1. Impact on Ancient Woodland / TPO trees - The submitted Tree Protection Plan 1730-KC-XX-YTREE-TPP01Rev A shows the location of the proposed development in relation to the existing trees, including those with TPO, and the ancient woodland area. Whilst some trees that have a TPO upon them have been shown as removed, these are replaced at a ratio in excess of 2:1 by proposed new tree planting. Furthermore, you would've noted from your site visit the significant gradient on the site, which dictates the location of the access road. The road has been located to avoid the unnecessary removal of trees such that most of the trees surrounding the site have been retained, however some tree loss is unavoidable, but has been mitigated by new tree planting. Furthermore, a 15m buffer zone has been provided along the western boundary between the garden areas and the ancient woodland to ensure that there is no impact on the woodland area.
2. Private Road access (via Regis Manor Road) – the email dated 15<sup>th</sup> March 2022 from my colleague Steve Davies contained within its attachment details of the rights in place to allow the connection of the site with Regis Manor Road, and the legal right to pass and repass over it to access the new dwellings. Also, whilst Regis Manor Road is currently in private ownership, we understand that it has been built to adoptable standard such that should that it could revert to public ownership in the future if the necessary process was followed. This has subsequently

been reinforced by a further note dated 24<sup>th</sup> March, which you acknowledged in your email dated 25<sup>th</sup> March as being sufficient to address this point.

3. Impact on Biodiversity – The Ecological Assessment dated Nov 2021 which accompanied the application, provides details of the current position on site and describes the mitigation measures proposed to ensure that the impact on ecology is minimised throughout the development. Should bio-diversity figures be required to demonstrate a net gain, these can be provided, although we would suggest that this information could be conditioned. No badger setts were found on site, nor were any bat roosts within the trees or existing shed.
4. AWE DEPZ – This issue is covered above, and within the response to the Emergency Planning / ONR consultation comments dated 18<sup>th</sup> March 2022.
5. Increase in traffic – As stated within the submitted Transport Statement, the envisaged number of additional traffic movements generated as a result of the development is relatively minor in the context of the Burghfield Common area. Also, that the Regis Manor Junction with Reading Road has sufficient capacity to accommodate the predicted increase in traffic movements. Off street parking has been provided in accordance with the adopted Parking Standards such that parking will not hamper the free flow of vehicles along the access road. The addition of pedestrian routes (see below) will also help with modal choice and reduce trip generation for local journeys.

#### *Inclusion of a Secondly pedestrian access*

The amended Site Layout Plan includes a route for a secondary pedestrian access from the site, via a new footpath along the side of Plot 15, and across the area of land in front of The Oaks, to link with the existing driveway that joins with Reading Road to the South. This location is one of the potential access points highlighted on the site allocation for a future secondary pedestrian link.

#### *Change to the red line area*

As a result of the addition of the secondary pedestrian access, this has necessitated a change to the red line application boundary as previously discussed. The updated Site Location plan (attached) addresses this matter and is intended to supersede the submitted version of this plan. No other boundary change has been made.

I trust the above and attached are satisfactory and addresses all the matters arising from the consultation process bar the DEPZ point, which we will address under a separate conversation. Please do not hesitate to contact me should further information / clarification of details be required.

Kind regards

Richard

Richard Barter MRTPI  
Land and Planning Manager



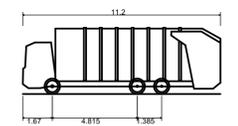
[www.tafisher.co.uk](http://www.tafisher.co.uk)

Theale Court, 11-13 High Street, Theale, Berks RG7 5AH; 0118 933 3500.





REFERENCE DRAWINGS:				
Drawing No.	Drawing Title	Revision	Date	Company
21-P0162-0	Site Layout	-	05/01/22	Twenty-20 Architecture
L 10 15 T	Topographical Survey	-	22.12.15	KND Surveys Ltd



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)  
 Overall Length 11.200m  
 Overall Width 2.530m  
 Overall Body Height 3.751m  
 Min Body Ground Clearance 0.304m  
 Track Width 2.500m  
 Lock to lock time 4.00s  
 Kerb to Kerb Turning Radius 9.500m

Rev.	Drawn	Checked	Date	TH	BE	Updated Layout	Revision Details
B			Jan 22				
A			Dec 21				

© Copyright

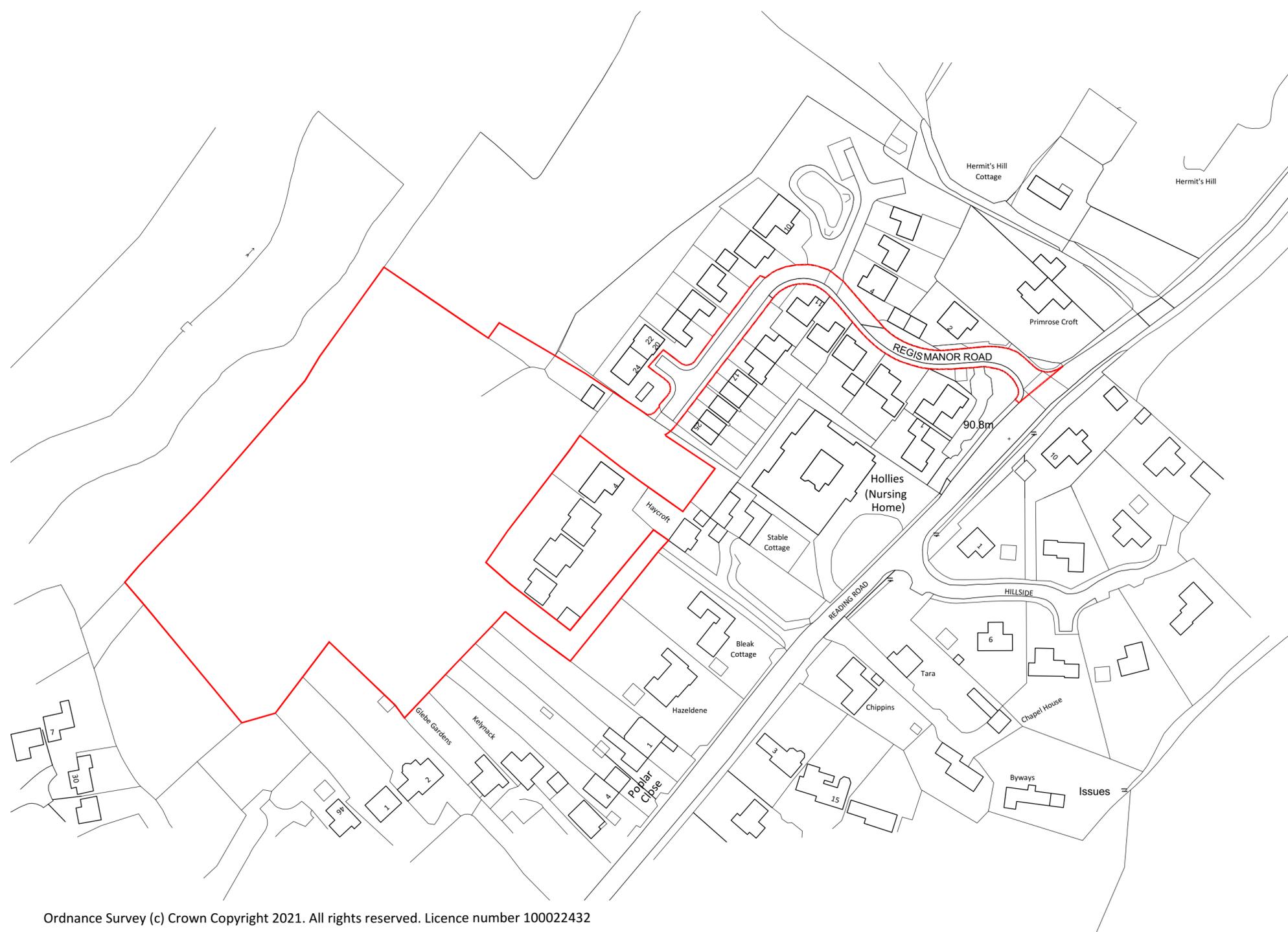
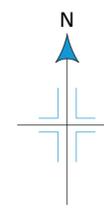
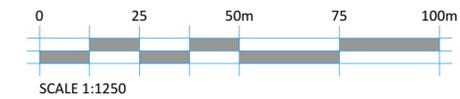
01793 619 965 | cec@ColeEasdon.com | www.ColeEasdon.com

Client  
**T A FISHER & SONS LTD**

Job Title  
**Reading Road,  
 Burghfield Common,  
 Reading**

Drawing Title  
**Swept Path Analysis  
 Large Refuse Vehicle**

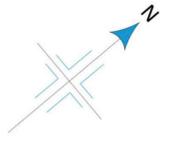
Drawing Status:						
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION	AS BUILT	
**CONSTRUCTION AT CLIENT / CONTRACTOR RISK**						
Designed by:	TH	Drawn by:	TH	Checked by:	BE	
Date:	Dec 2021	Scale:	1:250 (A1)			
Dwg. No.:	Plan 7740/202				Rev.:	B



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:	CLIENT:	PROJECT:	 <small>           +44 (0) 1344 513514            admin@2020architecture.co.uk            www.2020architecture.co.uk            Old Boundary House, London Road, Sunningdale, Berkshire, SL5 0DJ         </small>
A	18.03.22	RED LINE UPDATED				TA FISHER & SONS LTD	LAND REAR OF THE HOLLIES, READING ROAD, BURGHFIELD COMMON	
						SCALE:	DRAWING:	
						1:1250 (A2 ORIGINAL)	SITE LOCATION PLAN	
						DRAWN:	JOB NO:	DRAWING NO:
							2021 / P0162	LP
						DATE:		REVISION:
						JAN 22		A

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING  
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to Twenty20 Architecture Ltd before work commences. This drawing is to be read in conjunction with all other relevant materials.



- LEGEND:-**
-  TREES TO BE RETAINED
  -  INDICATIVE PROPOSED PLANTING
  -  EXISTING BUILDING(S) TO BE DEMOLISHED
  -  TREES TO BE REMOVED
  -  LOCKABLE CYCLE SHED

REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:
A	18.03.22	PLOTS 8, 9, 24 & 25 UPDATED, FOOTPATH LINK ADDED, PARKING PROVISION UPDATED			

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING  
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to Twenty20 Architecture Ltd before work commences. This drawing is to be read in conjunction with all other relevant materials.

<b>CLIENT:</b>	TA FISHER & SONS LTD	<b>PROJECT:</b>	LAND REAR OF THE HOLLIES, READING ROAD, BURGHFIELD COMMON
<b>SCALE:</b>	1:500 (A2 ORIGINAL)	<b>DRAWING:</b>	COLOUR SITE LAYOUT
<b>DRAWN:</b>		<b>DRAWING NO.:</b>	01
<b>DATE:</b>	JAN 22	<b>REVISION:</b>	A
	2021 / P0162		

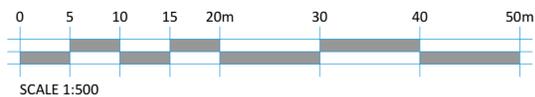
**TWENTY-20**  
 Architecture  
 Technical  
 Vision

444 (0) 1344 513514  
 admin@2020architecture.co.uk  
 www.2020architecture.co.uk  
 Old Boundary House, London Road, Sunningdale, Berkshire, SL5 0DJ

REFER TO COLE EASDON DRAWINGS FOR LEVELS AND DRAINAGE INFORMATION



- LEGEND:-**
- TREES TO BE RETAINED
  - INDICATIVE PROPOSED PLANTING
  - EXISTING BUILDING(S) TO BE DEMOLISHED
  - TREES TO BE REMOVED
  - LOCKABLE CYCLE SHED



REV.	DATE	REVISIONS:
A	18.03.22	PLOTS 8, 9, 24 & 25 UPDATED, FOOTPATH LINK ADDED, PARKING PROVISION UPDATED

REV.	DATE	REVISIONS:

CLIENT: TA FISHER & SONS LTD

SCALE: 1:500 (A2 ORIGINAL)

DRAWN:                      JOB NO: 2021 / P0162

DATE: JAN 22

PROJECT: LAND REAR OF THE HOLLIES, READING ROAD, BURGHFIELD COMMON

DRAWING: SITE INFORMATION PLAN

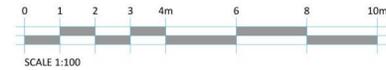
DRAWING NO: 02

REVISION: A

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING  
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to Twenty20 Architecture Ltd before work commences. This drawing is to be read in conjunction with all other relevant materials.

**TWENTY-20**  
 Architecture  
 Technical  
 Vision

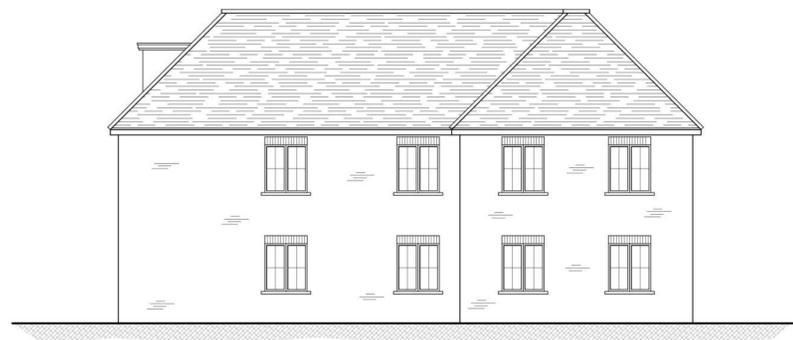
+44 (0) 1344 513514  
 admin@2020architecture.co.uk  
 www.2020architecture.co.uk  
 Old Boundary House, London Road, Sunningdale, Berkshire, SL5 0DJ



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



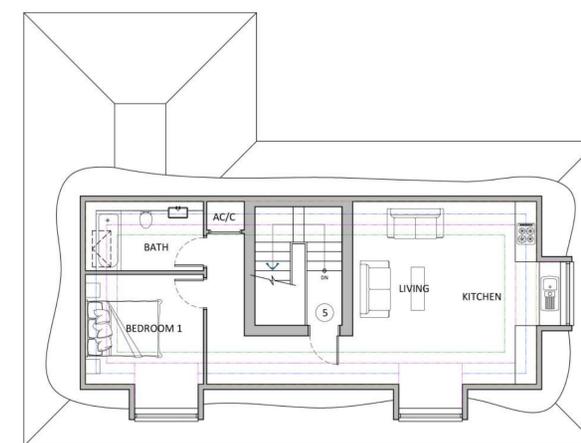
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

100mm High Ceiling Line  
 2000mm High Ceiling Line  
 2100mm High Ceiling Line  
 2200mm High Ceiling Line  
 2400mm High Ceiling Line

REV	DATE	REVISIONS	REV	DATE	REVISIONS
A	18.03.22	PLOT 5 UPDATED			

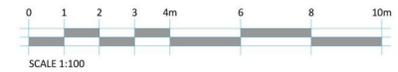
  

CLIENT:	TA FISHER & SONS LTD	PROJECT:	LAND REAR OF THE HOLLIES, READING ROAD, BURGHFIELD COMMON
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	PROPOSED PLOTS 1 - 5
DRAWN:		JOB NO.:	2021 / P0162
DATE:	JAN 22	DRAWING NO.:	03
		REVISION:	A

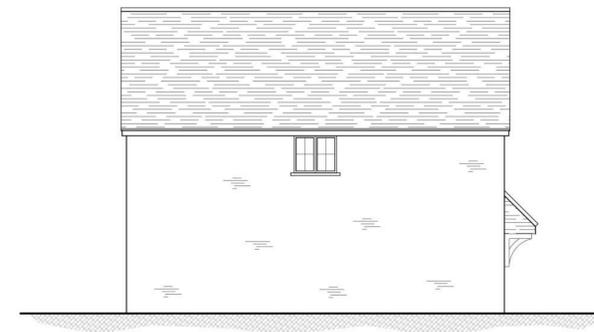
  

<small>           © 144 (E) 1341 932514            2020 © twenty20 architecture.co.uk            www.twenty20architecture.co.uk            Old Boundary House, London Road, Sunningdale, Berkshire, SL5 0DU         </small>

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING  
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to Twenty20 Architecture Ltd before work commences. This drawing is to be read in conjunction with all other relevant materials.



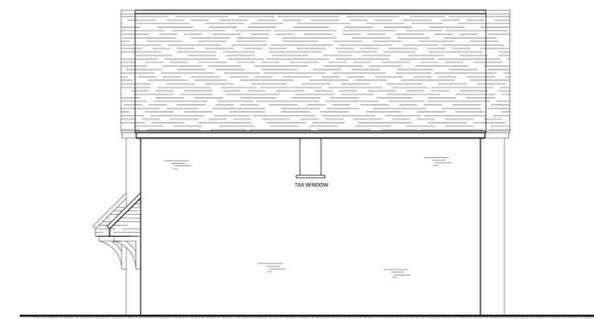
FRONT ELEVATION



SIDE ELEVATION



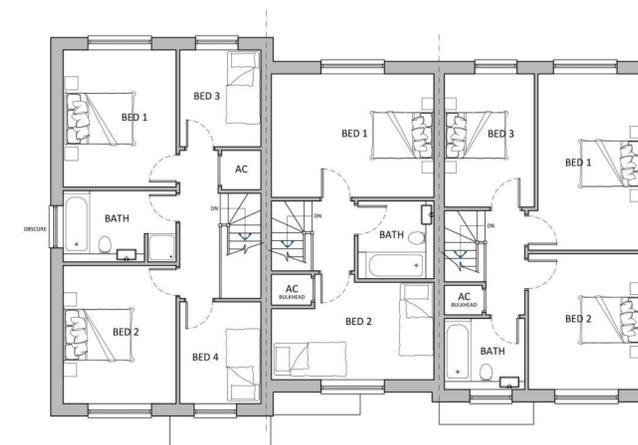
REAR ELEVATION



SIDE ELEVATION



PLOT 8  
GROUND FLOOR PLAN



FIRST FLOOR PLAN

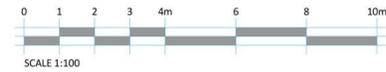
REV. DATE	REVISIONS	REV. DATE	REVISIONS	CLIENT:	TA FISHER & SONS LTD	PROJECT:	LAND REAR OF THE HOLLIES READING ROAD, BURGHFIELD COMMON
A	18.03.22 PLOT 8 UPDATED			SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	PROPOSED PLOTS 6 - 8
				DRAWN:	JOB NO.	DRAWING NO.	REVISION:
				DATE:	2021 / P0162	04	A

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING

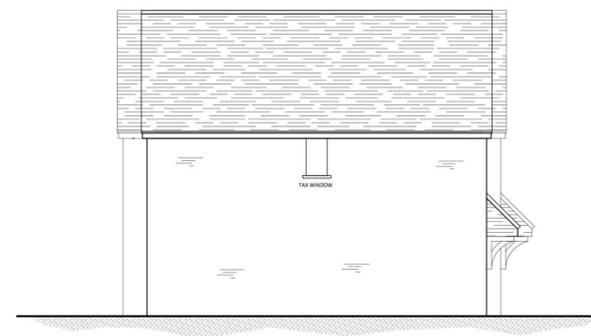
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figure dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to Twenty20 Architecture Ltd before work commences. This drawing is to be read in conjunction with all other relevant materials.

+44 (0) 1344 932614  
 info@twenty20architecture.co.uk  
 www.twenty20architecture.co.uk  
 20 Boundary House, London Road, Sunningdale, Berkshire, SL5 0UJ

20-TWENTY-20  
 Architecture  
 TECHNICAL  
 VISUAL



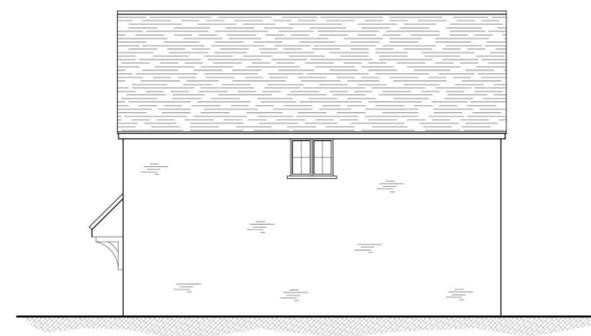
FRONT ELEVATION



SIDE ELEVATION



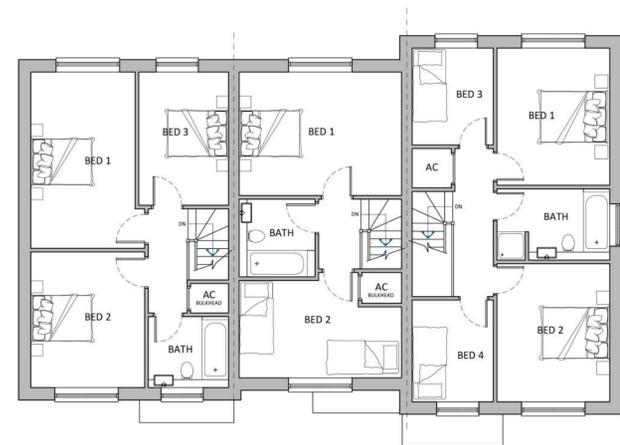
REAR ELEVATION



SIDE ELEVATION



PLOT 11  
GROUND FLOOR PLAN

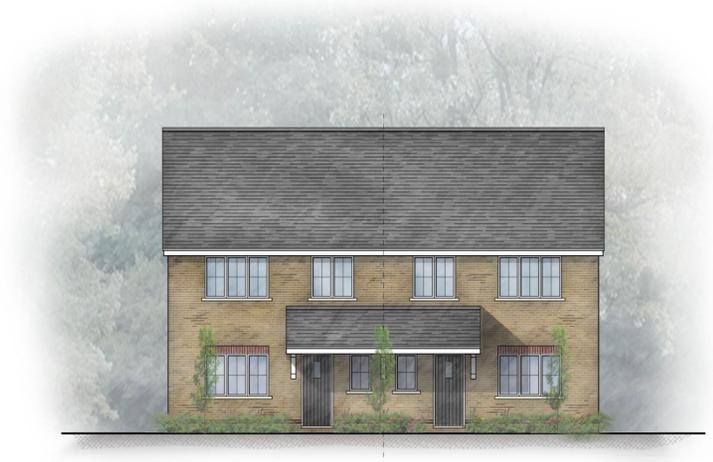
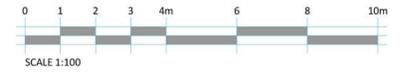


FIRST FLOOR PLAN

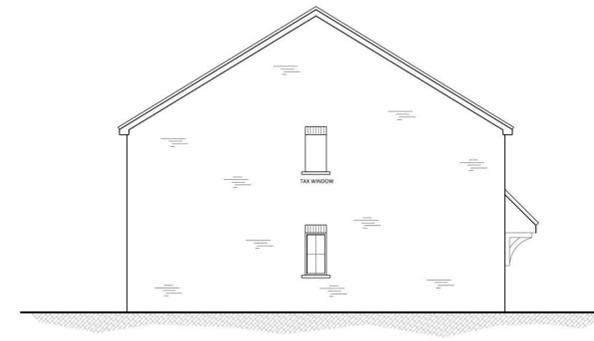
REV. DATE	REVISIONS	REV. DATE	REVISIONS	CLIENT:	TA FISHER & SONS LTD	PROJECT:	LAND REAR OF THE HOLLIES, READING ROAD, BURGHFIELD COMMON
A	18.03.22 PLOT 9 UPDATED			SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	PROPOSED PLOTS 9 - 11
				DRAWN:		DRAWING NO.:	05
				DATE:	JAN 22	REVISION:	A
				JOB NO.:	2021 / P0162		

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.  
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary comments.  
All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to Twenty20 Architecture Ltd before work commences. This drawing is to be read in conjunction with all other relevant materials.

© 144 (0) 1344 633514  
 E adam@2020architecture.co.uk  
 W www.2020architecture.co.uk  
 O Old Boundary House, London Road, Sunningdale, Berkshire, SL5 0DU



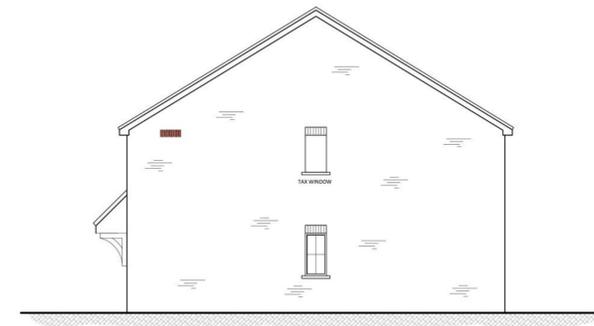
FRONT ELEVATION



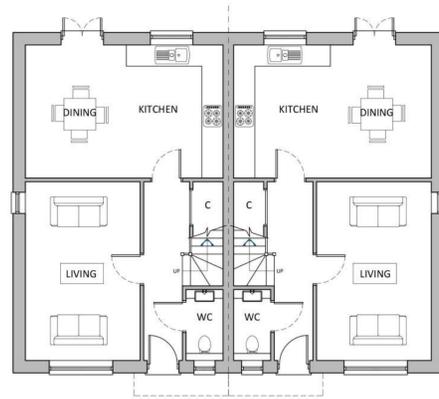
SIDE ELEVATION



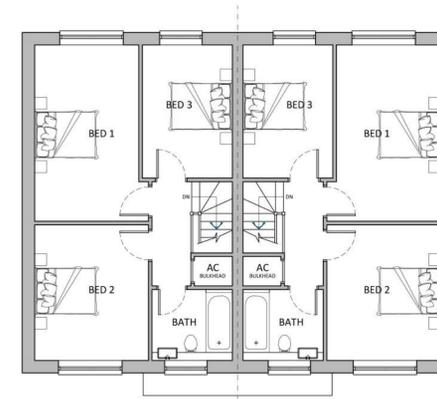
REAR ELEVATION



SIDE ELEVATION



PLOT 25 PLOT 24  
GROUND FLOOR PLAN



FIRST FLOOR PLAN

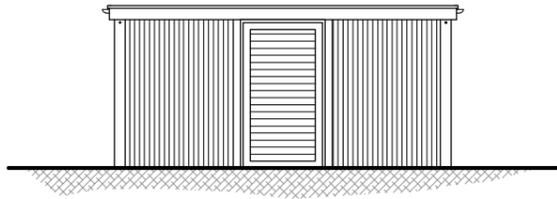
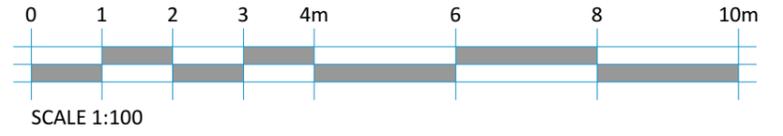
REV. DATE	REVISIONS	REV. DATE	REVISIONS	CLIENT:	TA FISHER & SONS LTD	PROJECT:	LAND REAR OF THE HOLLIES, READING ROAD, BURGHFIELD COMMON
A	18.03.22 DWELLING TYPE UPDATED			SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	PROPOSED PLOTS 24 & 25
				DRAWN:	JOB NO:	DRAWING NO:	REVISION:
				DATE:	JAN 22	2021 / P0162	14 A

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING

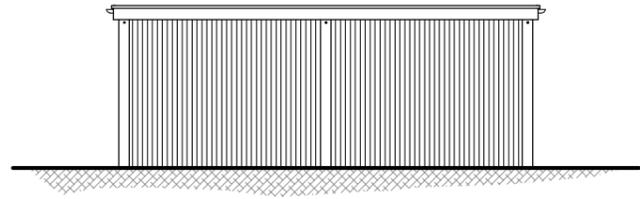
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figure dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to Twenty20 Architecture Ltd before work commences. This drawing is to be read in conjunction with all other relevant materials.

20-TWENTY-20  
Architecture  
INTERIORS  
& VISUALISATION

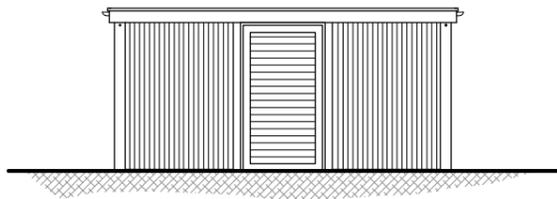
444 (0) 1344 633514  
admin@2020architecture.co.uk  
www.2020architecture.co.uk  
Old Boundary House, London Road, Sunningdale, Berkshire, SL5 0DU



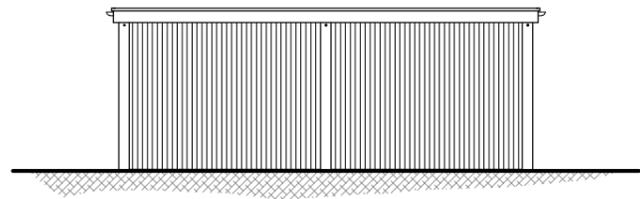
FRONT ELEVATION



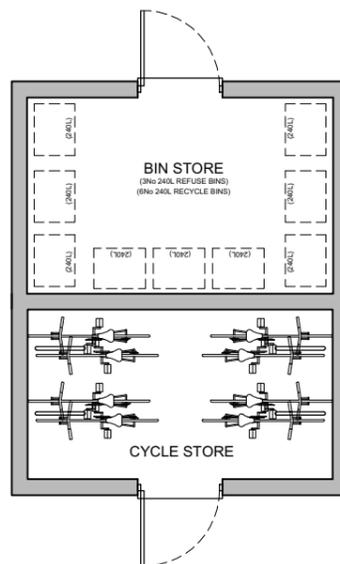
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN

REV. A	DATE	18.03.22	REVISIONS:	ACCESS DOORS UPDATED	CLIENT:	TA FISHER & SONS LTD	PROJECT:	LAND REAR OF THE HOLLIES READING ROAD, BURGHFIELD COMMON	 +44 (0) 1344 513514 admin@2020architecture.co.uk www.2020architecture.co.uk Old Boundary House, London Road, Sunningdale, Berkshire, SL5 0DJ
	SCALE:	1:100	(A3 ORIGINAL)	DRAWN:	JOB NO:	2021 / P0162	DRAWING:	PROPOSED BIN AND CYCLE STORE (PLOTS 1-5)	
	DRAWING NO:	22	REVISION:	A					
	DATE:	JAN 22							

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to Twenty20 Architecture Ltd before work commences. This drawing is to be read in conjunction with all other relevant materials.