



## STATEMENT OF COMMON GROUND: FACTS

APPEAL REFERENCE APP/W0340/W/22/3312261 (22/00244/FULEXT)

**DATE OF INQUIRY:** 6<sup>th</sup> to 14<sup>th</sup> June 2023 inclusive

**SITE ADDRESS AND DESCRIPTION OF THE DEVELOPMENT:**

Land to the rear of The Hollies, Reading Road, Burghfield Common, Reading, RG7 3BH.

Erection of 32 dwellings including affordable housing, parking and landscaping. Access via Regis Manor Road.

**APPELLANT:** T A Fisher & Sons Ltd

**LOCAL PLANNING AUTHORITY:** West Berkshire Council

This statement addresses the following areas of common ground between the Council and the Appellant:

1. Description of the site
2. Description of the area
3. Planning history of site
4. Development plan (including relevant policies) & any draft development plan (including stage reached).
5. Supplementary planning guidance published by LPA (and /or of supplementary planning guidance published under previous provisions and still in place.)
6. Other Matters

### **1. Description of the application site**

There is one Tree Preservation Order, reference TPO 201/21/0989, within the Site.

The site is within the Burghfield Woodland and Heathland Mosaic.

The site is accessed from Regis Manor Road, via Reading Road.

The site is within Flood Zone 1.

### **2. Description of the area**

Ancient Woodland abuts the north-west boundary of the site.

The village of Burghfield Common is situated to the South-West of the site.

The village includes a range of local services and facilities.

The site is situated 2km to the South-West of the Atomic Weapons Establishment Burghfield.

### **3. Planning history of site**

The site is within the settlement boundary of Burghfield Common, a village identified within the Core Strategy (2012) under Area Delivery Plan Policy 1 as a “Rural Service Centre” and falls within the East Kennet Valley area under the Area Delivery Plan Policy 6. Policy CS1 makes provision for Site Allocations and Delivery Plan Document to identify specific sites to accommodate the broad spectrum of housing set out in the Area Delivery Plan Policies.

The site is within the geographical extent of Policy HSA 16 of the Housing Site Allocations DPD (2006-2026) (Adopted May 2017).

The distance between the site and the Atomic Weapons Establishment Burghfield aligns to the “Middle Zone” of the table entitled “Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation” in Policy CS 8 of the West Berkshire Core Strategy (2006-2026) (Adopted July 2012).

On the 22<sup>nd</sup> May 2019 the Secretary of State’s Radiation (Emergency Preparedness and Public Information) Regulations 2019 came into force.

In November 2019, the Atomic Weapons Establishment Burghfield published a “Consequences Report” under Regulation 7(1) of the Radiation (Emergency Preparedness and Public Information) Regulations 2019 that enlarged the boundary of the Emergency Planning Zone to a “Proposed Urgent Action Area” comprised of a blue circle established at least 3.16KM from Atomic Weapons Establishment Burghfield.

The change by the Atomic Weapons Establishment Burghfield under Regulation 7 resulted in the site being within the Detailed Emergency Planning Zone derived from the “Consequences Report”.

#### **4. Development plan (including relevant policies) & any draft development plan.**

The Development Plan comprises:

- a) The West Berkshire Core Strategy (2006-2026) (Adopted July 2012);
- b) Housing Site Allocations DPD (2006-2026) (adopted May 2017).

Relevant Policies of The West Berkshire Core Strategy include:

ADPP1

ADPP6

CS 1

CS 6

CS 8

CS 13

CS 14

CS 17

CS 19

Relevant Policies of the Housing Site Allocations DPD include:

GS 1

HSA 16

P1

The Draft Development Plan comprises the Local Plan Review 2020-2037: Emerging Draft.

Relevant Policies of the Draft Development Plan comprises the Local Plan Review 2020-2037: Emerging Draft include:

SP1

SP3

SP4

Section 8 – non-strategic site allocations: our place based approach.

RSA 12

**5. Relevant supplementary planning guidance published by LPA (and /or of supplementary planning guidance published under previous provisions and still in place.)**

The Quality Design SPD (2006)

## **6. Other Matters**

### **Affordable Housing**

The development could provide 13 on site affordable homes, being 40% affordable housing of a total of 32 units.

### **Allocation**

The site is situated within a wider area of land that is allocated under the Housing Site Allocations DPD (2017), reference HSA 16.

The policy for HSA 16 requires the area of the allocation to be considered together as one site and masterplanned comprehensively in accordance with parameters under 5 bullet points.

The parameters include: “The provision of approximately 60 dwellings with a mix of dwelling types and sizes”; “The site will be access from Reading Road, with a potential secondary access from Stable Cottage”; “The scheme will be supported by an extended phase 1 habitat survey...”; “The scheme will be informed by a Flood Risk Assessment to take into account surface water flooding...”; “The scheme will comprise a development design and layout that [aligns to specified parameters in 7 bullet points that require]: limit the developable area to the west of the site to exclude areas of existing woodland; be informed by a Landscape and Visual Impact Assessment which will include measures to: reflect the semi-rural edge of Burghfield Common through appropriate landscaping; provide a buffer of 15 metres to the area of ancient woodland to the west of the site and provide appropriate buffers to the rest of the TPO woodland; provide an appropriate landscape buffer on the part of the site that is adjacent to The Hollies to minimize any impact on the residents; explore options to provide footpath and cycle links ...”.

Crest Nicholson Operations Ltd were granted planning permission by the Council for a scheme of 28 dwellings under HSA 16, reference planning permission 16/01685/OUTMAJ and reserved matters approval 19/00772/RESMAJ. That developer has completed that scheme and it is now occupied.

## **Appeal**

On the 30<sup>th</sup> November 2022, the Appeal was made.

The Appellant included the Off-Site Emergency Plan (August 2022) with its Appeal Statement of Case.

## **Atomic Weapons Establishment Burghfield**

Regulation 7 of the Radiation (Emergency Preparedness and Public Information) Regulations 2019 requires Atomic Weapons Establishment Burghfield to prepare a “Consequences Report” that covers the particular set out in Schedule 4 to the Regulations.

## **CIL**

The Council has an adopted CIL Levy, implemented on 1 April 2015. The Charging Schedule sets out that CIL will be charged on residential (C3 and C4) development at a rate per square metre based on Gross Internal Area (GIA) on new development of more than 100 square metres of net floorspace or when a new dwelling is created (even if it is less than 100 square metres).

The charging Schedule (adopted in March 2014) identifies that residential development in the East Kennet Valley area attracts a CIL rate per square metre of £125, however the latest indexation rates for 2022 increase this to £162.11 per square metre.

## **Consequences Report (November 2019 and November 2022)**

In November 2019, the Atomic Weapons Establishment Burghfield published its "Consequences Report" that advised of the minimum radius of a Detailed Emergency Planning Zone around the Establishment.

The most recent Report is that dated November 2022.

### **Density**

The most recent version of the development that was considered in the Officer's Report would comprise:

- a) Market Housing: 1 two bedroom house; 12 three bedroom houses, and 6 four bedroom houses;
- b) Affordable Housing: 3x1 bed apartments, 4x 2 bed houses, 4x 3 bed houses, and 2 x 4 bed houses.

The development is for 17.4 dwellings per hectare.

The number of occupants of the 32 dwellings would be about 77 residents of the site.

## **Detailed Emergency Planning Zone (“DEPZ”)**

Regulation 8 of the Radiation (Emergency Preparedness and Public Information) Regulations 2019 requires the Council, as the relevant Regulation 11 authority, to also determine a “Detailed emergency planning zone” on the basis of the operator’s recommendation made under Schedule 4 to the Regulations and may extend the area in consideration of specified factors.

## **Highways**

The development would provide 77 car parking spaces.

## **Tree Preservation Order**

Situated within the site is a Tree Preservation Order.

The result of the development would be the loss of 5 trees of which 4 would be from within the area of the Tree Preservation Order.

Signed on behalf of Appellant  <i>Katherine Miles</i>	Signed on behalf of Local Planning Authority  <i>Matthew Shepherd</i>
Date 9 May 2023	Date: 09/05/2023
Position Director Pro Vision	Position: Senior Planning Officer