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28 February 2023

Dear Sir/Madam

Representations to Regulation 19 Consultation February 2023

These representations are prepared on behalf of our client Harry West Investments Ltd who own a site at Stoney Lane, Newbury. The site has previously been submitted to the Call for Sites in March 2017 and representations have previously been made in March 2019. These current representations seek to ensure that the site remains to be considered while the Local Plan is going through the public consultation process.

The Regulation 19 plan sets out a vision for the emerging plan to be brought forward. As set out below with regards to the specific areas of this consultation, we consider the plan's aims for providing for housing in the main towns of the district to be a sound one.

Proposed Vision

In general, we support the proposed vision that seeks to provide sufficient housing in the Borough along with the aim of approaching development based on three spatial areas. The vision states the aim of ensuring that development should be well connected to local services and facilities.

Spatial Areas

We support the Council's statement that Newbury and the other urban areas will continue to be the main focus for housing and economic development in the District.

Housing Policies

We support Policies SP18 and 19 along with Policies DM16 to DM19 which seek to provide a good mix of dwelling size and types.

Non-Strategic Sites Allocations

Our client's site has previously been submitted for the Call for Sites process (Land at Stoney Lane, Newbury). The site is well located for access to Newbury where development is proposed to be focused within the emerging plan. It is, however, not included as an allocated site in Policy SPO13. It is close to the proposed allocation at Land at Coley Farm, Stoney Lane, Newbury (RSA3/HSA3)

Alongside this previous submission, we include with this submission a Development Appraisal of the site as well as an Indicative Layout that has previously been submitted to the Council, but which shows potential options for layout of the site.

I trust that this letter will be considered as representations duly made to the current consultation on the Local Plan. Should you require anything further at this stage do not hesitate to contact me.

Yours faithfully







Kay Collins BSc (Hons), MPhil, MRTPI
Associate Director





Enc.
Development Appraisal
Feasibility Site Layout (A)
Feasibility Site Layout (B)





Type	Count	Avg. Area
	5 Bed - 11 no.	(avg. 2100 sqft)
	4 Bed - 27 no.	(avg. 1800 sqft)
	3 Bed - 58 no.	(avg. 1500 sqft)
	2 Bed - 21 no.	(avg. 1000 sqft)

Total units 117 units = 20 dph
 Total gross avg. sales area 180,000 sqft.
 A 5m tree buffer to perimeter creates 5.46ha (13.49 acres) of developable area
 Note: House types based on indicative commercial unit sizes

	Site boundary 6.75 Ha (16.68 acres)
	Developable area 5.46 Ha (13.49 acres)

Rev.	Date	Detail
FOR INFORMATION		
 vista creative urban planning + design		
Studio 5, Sol-y-vista, Frith Hill Road, Surrey GU7 2EF tel: 01483 422 318 email: hello@vistacreative.co.uk www.vistacreative.co.uk		

Client	Vista Creative Ltd		
Project Title	LAND AT STONEY LANE, NEWBURY		
DRAWING Title	INDICATIVE LAYOUT (A)		
Scale	1:1250 @ A3	Date	JUL-18
Drawn	JR	Rev.	.
DRAWING No.	P1806 - 001		
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Type	
■	5 Bed - 9no. (avg. 2100 sqft)
■	4 Bed - 32no. (avg. 1800 sqft)
■	3 Bed - 62no. (avg. 1500 sqft)
■	2 Bed - 31no. (avg. 1000 sqft)
Total units 134 units = 24.5 dph	
Total gross avg. sales area 200,500 sqft.	
A 5m tree buffer to perimeter creates 5.46ha (13.49 acres) of developable area	
Note: House types based on indicative commercial unit sizes	

	Site boundary 6.75 Ha (16.68 acres)
	Developable area 5.46 Ha (13.49 acres)

Rev.	Date	Detail
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Client	Vista Creative Ltd
Project Title	LAND AT STONEY LANE, NEWBURY
DRAWING Title	INDICATIVE LAYOUT (B)
Scale:	1:1250 @ A3
Date:	JUL-18
Drawn:	JR
DRAWING No.	P1806 - 002
Rev.	.
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Land at Stoney Lane, Newbury

Development Appraisal

July 2018

QUALITY INFORMATION

Document	Development Appraisal	Reviewed By	Date
Ref	VC1806_Stoney Lane_Newbury	JR/KC	31st July 2018
Prepared By	John Richards		

Revision History

			Authorised	
Revision	Revision Date	Details	Name/Position	Signature
-	31st July 2018	For Information	JR	

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Prepared for

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Prepared by

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INTRODUCTION

Kevin Scott Consultants have instructed Vista Creative to investigate the site Land at Stoney Lane, Newbury, for a residential development opportunity.

Vista Creative have undertaken a preliminary development appraisal to identify the sites potential through analysis and the formation of an indicative development plan.

SITE DESCRIPTION

Stoney Lane is located to the north east of Newbury, within the area known as Stone Copse.

The main A4 is located 1.5km to the south and the town centre 2km's to the south west.

The existing site covers an area of 6.75 Hectares (16.46 Acres). An area to the north east corner (shown beyond the dotted red line) has been identified as a protected species relocation zone.

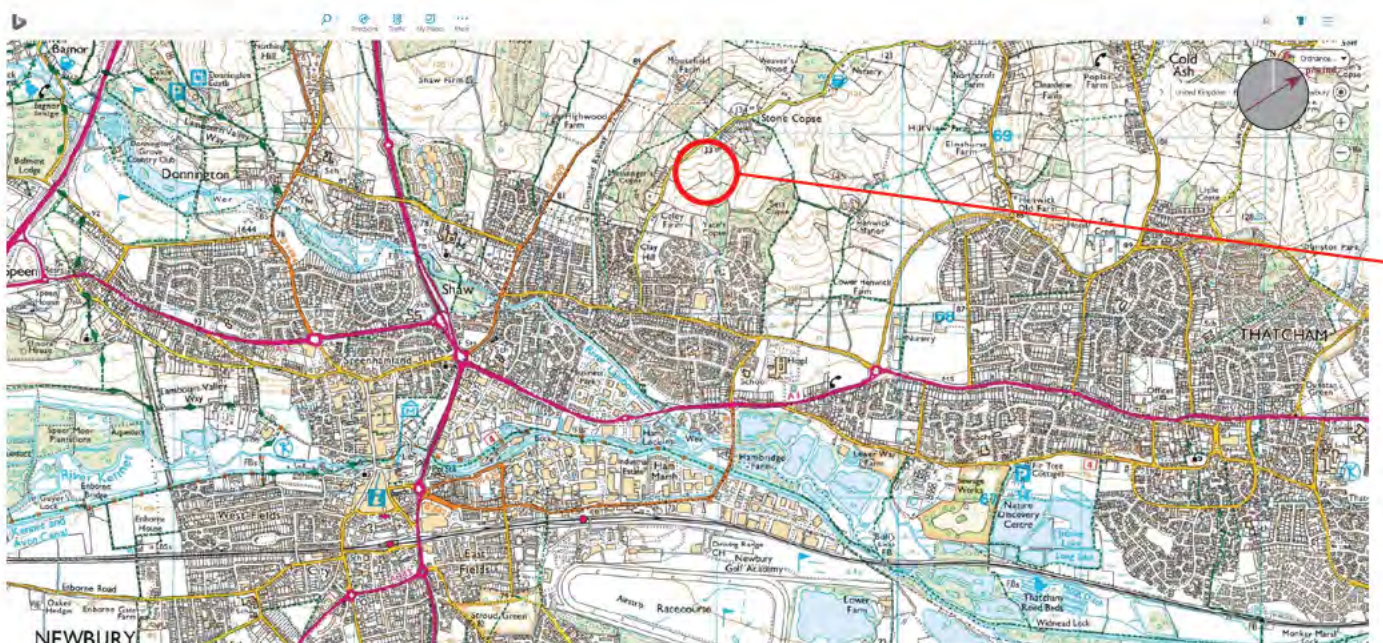
The site is undulating with land falling to the south. The highest point is in the north west corner at 133m AOD, falling to the south east corner at 110m AOD.

One informal tracked access point into the site is located in the south west corner. A suitable access is potential located at the informal layby located at its highest point in the north west corner.

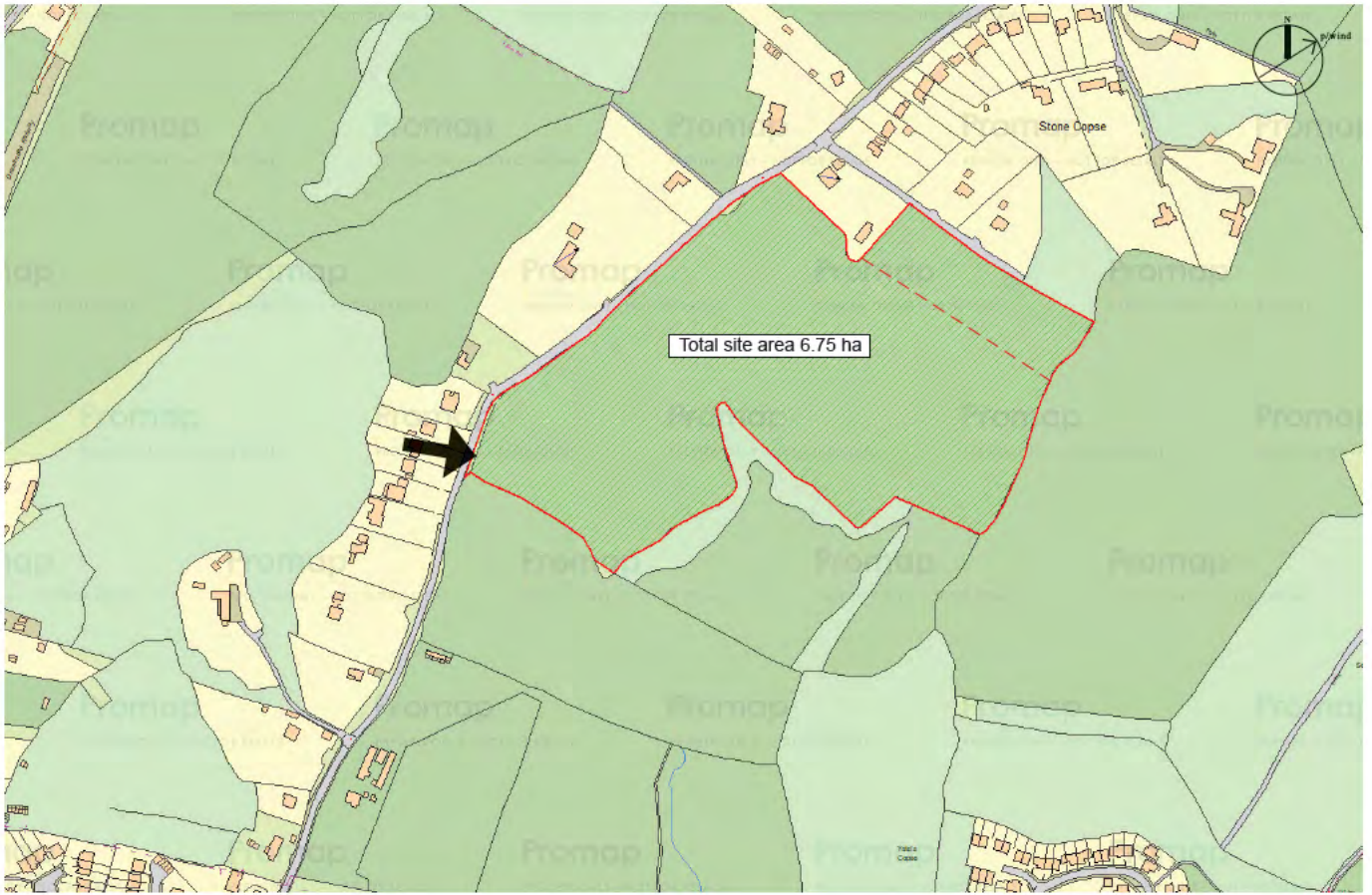
The field is fallow with a mature native hedge row surrounding most of the site. Prominent mature Oak trees line the western boundary, forming an important part of the skyline.

The site is considered well located within the perimeter of Newbury town, but access along Stoney Lane is considered narrow.

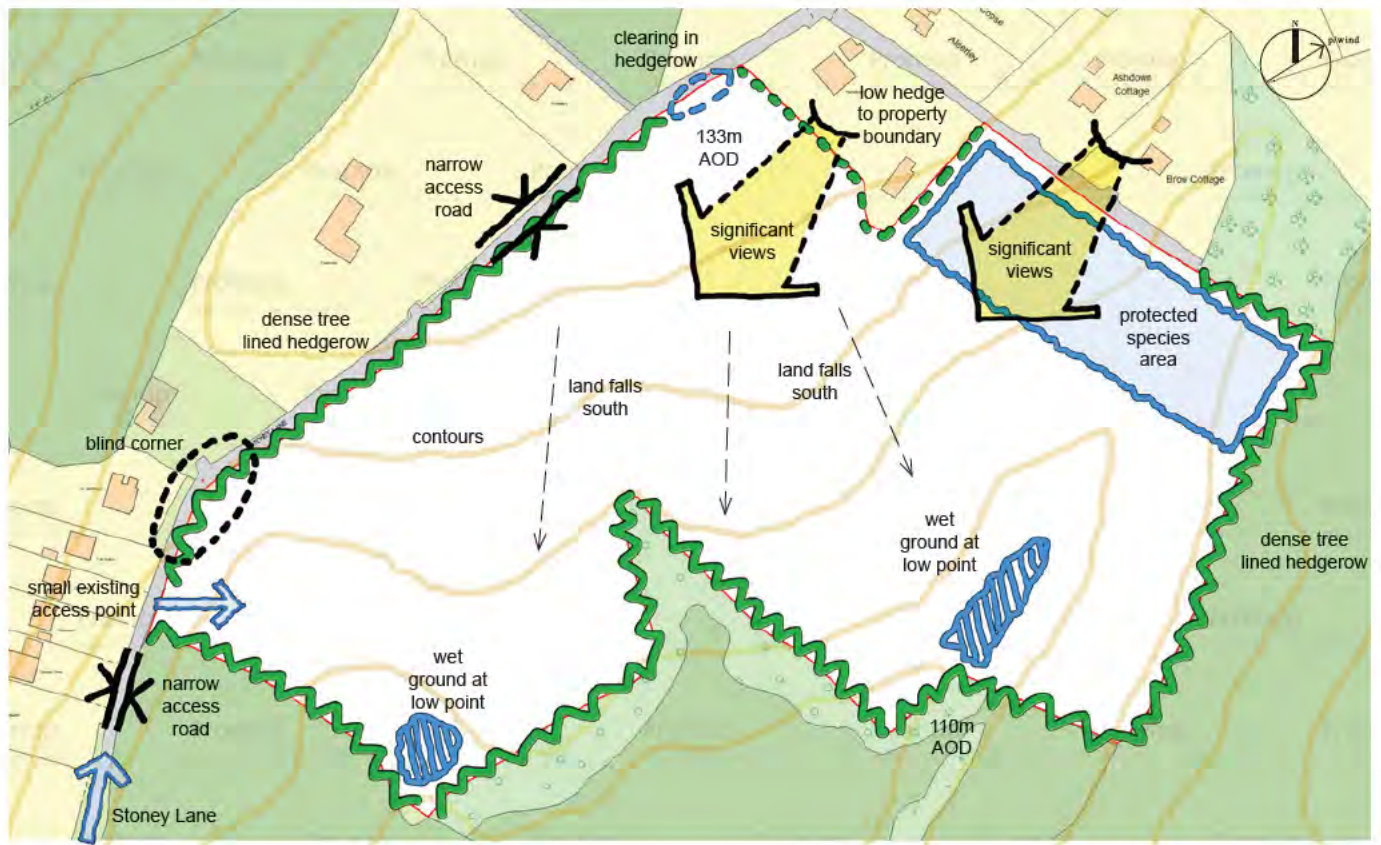
LOCATION PLAN



SITE PLAN



KEY ISSUES



A summary of positive considerations which have informed the overall approach and which will benefit the site are as follows:

- Undulating open field with good boundary landscape screen
- Quiet, peaceful location with links into surrounding countryside
- Views into open space and across into Newbury
- Potential direct access from Stoney Lane
- Concealed site areas
- Dual access potential
- Limited overlooking neighbours
- Community facilities nearby in Ashmore Green and Cold Ash
- Good solar orientation potential
- Good demand for market housing
- Good suitability for residential use

A summary of key issues considered that have informed the overall approach to site layout are as follows:

- Stoney Lane is a narrow road and would need significant highway work to accommodate more intense residential access
- Elevated site which can be seen from south Newbury
- Mature tree screen along west boundary limits points of entry
- Site is detached from immediate local amenities
- Potential ground water issue in south western corner
- Topography may create overlooking issues on site

SITE PHOTOGRAPHS



view south across site from highest point



view south across site from highest point



view into site from existing Stoney Lane

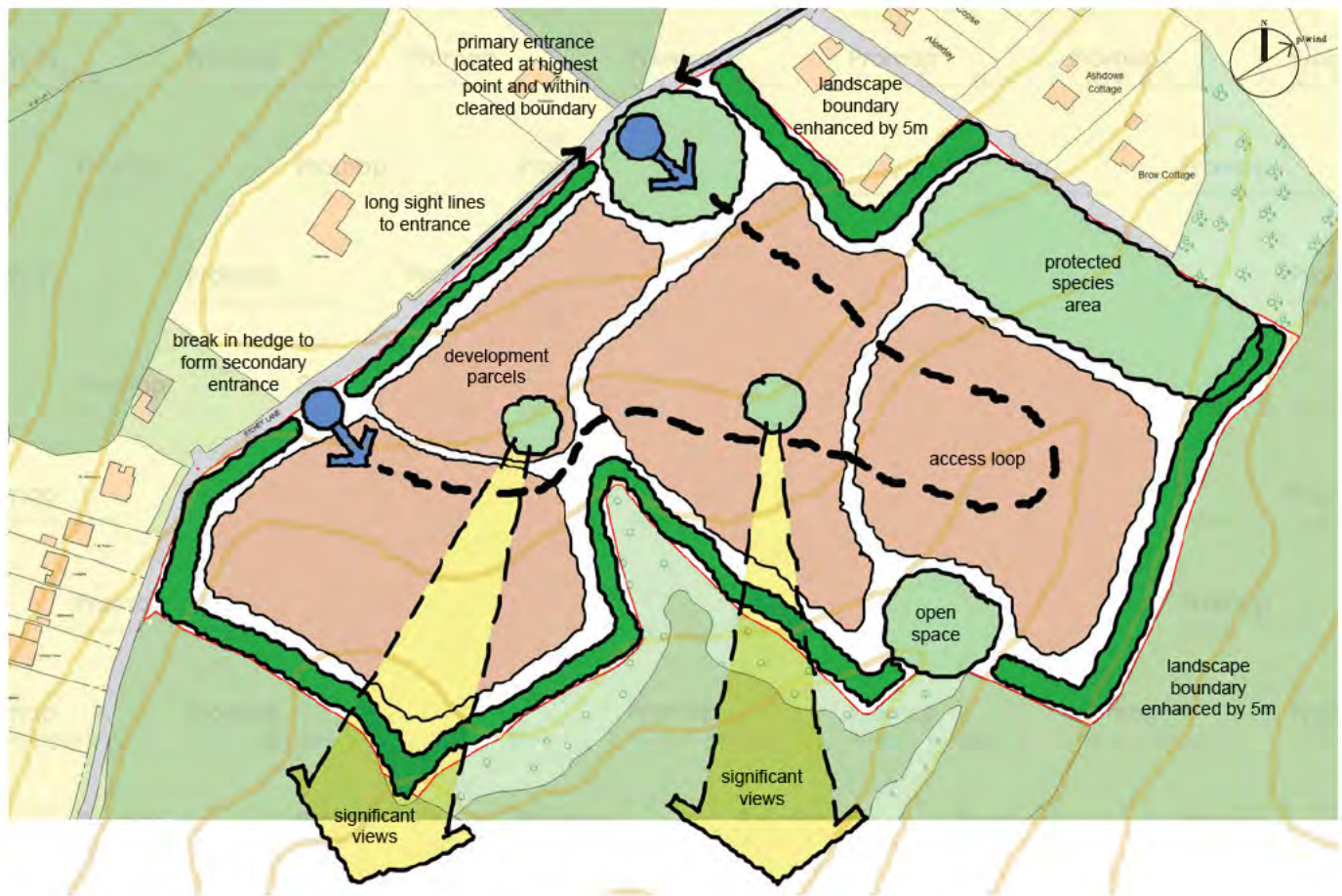


view south along southern boundary



view north east across site from existing access

CONCEPT



CONCEPT (A)

The design strategy looks to achieve the following:

- Create an enhanced landscape buffer around site through widening hedgerow by 5m
- Create two points of access into site. Primary access at highest point of site to north in hedge clearing, and a secondary access to the west
- Ensure the access loop runs with contours where practical
- Create a series of small open spaces where views can be enjoyed
- Create a 'village green' style space at entrance to form a setting on arrival
- Create four clusters of development plots
- Allocation of a protected species area

SCHEMATIC LAYOUT (A)



Larger scale A3 scaled plan attached separately

SCHEDULE

Unit type	2 Bed	3 Bed	4 Bed	5 Bed	Total Units	Area (sqft)	Area (sqm)
	21	58	27	11	117		
Areas (sq ft)	1054	1536x30	1803x10	2130x5			
		1477x28	1725x10	2090x6			
			1759x7				
TOTAL	22,134	87,436	47,593	23,540		180,354	16,754

- 2 bed
- 3 bed
- 4 bed
- 5 bed

The Development Appraisal considers the constraints of the site and proposes the illustrated scheme.

With challenging access arrangements the design approach proposes a larger number of larger units to limits total vehicle movements through the site. All units benefit from gardens and views.

**Area without protected species zone 6.06 Ha
 Minus 5m site boundary landscape buffer 5.46 Ha
 117 units delivers 21 dph**

SCHEMATIC LAYOUT (B)



Larger scale A3 scaled plan attached separately

SCHEDULE

Unit type	2 Bed	3 Bed	4 Bed	5 Bed	Total Units	Area (sqft)	Area (sqm)
	31	62	32	9	134		
Areas (sq ft)	1054	1536x32	1803x12	2130x9			
		1477x30	1725x10				
			1759x10				
TOTAL	32,674	93,462	56,476	19,170		201,782	18,745

- 2 bed
- 3 bed
- 4 bed
- 5 bed

The Development Appraisal considers the constraints of the site and proposes the illustrated scheme.

With challenging access arrangements the design approach proposes a larger number of larger units to limits total vehicle movements through the site. All units benefit from gardens and views.

Area without protected species zone 6.06 Ha
Minus 5m site boundary landscape buffer 5.46 Ha
134 units delivers 24.5 dph

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