

M Butler Esq
West Berkshire Council
Council Offices
Market street
Newbury
Berks
RG14 5LD

BY COURIER

17688/A3/DRB/slh

27th July 2010

Dear Mr Butler

FULL PLANNING APPLICATION FOR DEVELOPMENT AT THE PRIORY, HUNGERFORD

We are pleased to submit on behalf of our client, Sovereign Housing Association, a full planning application in respect of the above site. The application is for the following:

"Demolition of existing buildings; redevelopment to provide 74 residential apartments (use class C3) for persons either over 55 years of age or receiving extra care and with associated access, car parking and landscaping."

The enclosed documentation for the planning application comprises:

- (i) x6 completed copies of the application forms and certificates as appropriate;
- (ii) x6 copies of all plans (please refer to the attached Schedule of Plans);
- (iii) x6 copies of the Planning Statement, Prepared by Barton Willmore LLP;
- (iv) x6 copies of the Transport Statement, prepared by i-Transport LLP;
- (v) x6 copies of the Sustainability Report, prepared by BBS Ltd;
- (vi) x6 copies of the combined Arboricultural Impact Assessment and Tree Survey, prepared by Forbes-Laird Arboricultural Consultancy;
- (vii) x6 copies of the Archaeological Desk Based Assessment, prepared by CgMs Limited;
- (viii) x6 copies of the Historic Building Assessment, prepared by CgMs Limited;
- (ix) x6 copies of the Addendum Letter for the Historic Building Assessment, prepared by CgMs Limited;
- (x) x6 copies of the Flood Risk Assessment, prepared by Gemma BDS Ltd;
- (xi) x6 copies of the Bat Survey Report, prepared by Michael Woods Associates incorporating Betts Ecology Bat Survey and Phase 1 Ecology Habitat report;
- (xii) x6 copies of the Landscape and Visual Appraisal Report, prepared by Barton Willmore Landscape Planning and Design;
- (xiii) x6 copies of the Desk Study and Interpretive Site Investigation Report, prepared by T&P Regeneration Ltd;

Certificate No. FS 29637



- (xiv) x6 copies of the Design and Access Statement, prepared by Hunters; and
- (xv) a cheque for the Planning Application fee of £19,970.00.

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations, 1999, this development falls within Schedule 2, requiring consideration of the need for an Environmental Statement. The applicant has not prepared an Environmental Statement since there is no indication of significant environmental effects of the development of wider than local importance. Nevertheless, we would draw your attention to the provisions of the Regulations and to the judgement in the case of *Lebus V South Cambridgeshire District Council* 2002 regarding the need for the Local Planning Authority to provide a Screening Opinion within 21 days of receipt of the planning application confirming whether or not it believes an Environmental Statement is necessary, and to place this Screening Opinion on the Planning Register. We should be obliged if you would provide us with a copy of this Screening Opinion once it is available.

We look forward to receiving your formal acknowledgement of the application and trust you have sufficient information to favourably consider the proposed development.

Should you require any further information or consider a meeting would prove useful, please do not hesitate to me on 0118 943 0000 or at davina.bowe@bartonwillmore.co.uk.

Yours sincerely,



DAVINA BOWE

Senior Planner

cc:	David Ingram	–	Sovereign Housing Group (+encs)
	Dean Wichall	–	Philip Pank Associates(+CD)
	David Pickney	–	Leadbitter (+CD)
	James Wallace	–	Hunters Architects (+CD)

DRAWING REGISTER

File Ref:17688

Date:26TH July 2010

Drawing No:	Scale:	Title:
APL0001	1:1250	Site Location Plan
APL0002	1:200	Existing Site Plan
APL0003	1:200	Proposed Site Plan E
APL0004	1:100	Lower Ground & Ground Floor Plan - Extra Care
APL0005	1:100	First & Second Floor Plan - Extra Care
APL0006	1:100	Roof Plan – Extra Care and Street Perspectives
APL0007	1:100	Ground & First Floor Plan – Over 55s
APL0008	1:100	Second Floor & Roof Plan – Over 55s
APL0009	1:100 /1:200	Proposed Sectional Elevations 1-1, 2-2
APL0010	1:100	Proposed Sectional Elevations 3-3, 4-4
APL0011	1:100	Proposed Sectional Elevation 5-5
APL0012	1:100	Proposed Elevation 6-6
APL0013	1:100	Proposed Elevation 7-7
APL0014	1:100	Proposed Elevation 8-8
APL0015	1:100	Proposed Elevation 9-9
APL0016	1:100	Proposed Elevation 10-10
APL0017	1:100	Proposed Elevation 11-11
APL0018	NTS	Scheme Perspectives (2no.) Entrance and Open Space Views
APL0019	1:100	Proposed Cycle Store and Electrical Sub Station

