

## Owen Jones

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**From:** Niko Grigoropoulos <Niko.Grigoropoulos1@westberks.gov.uk>  
**Sent:** 29 September 2020 12:59  
**To:** Owen Jones  
**Cc:** Jake Brown  
**Subject:** Sandlesford Park Planning Application (20/01238/OUTMAJ)

Dear Mr Jones

I refer to your email dated 25<sup>th</sup> September and your accompanying additional submission (not attached hereby).

The contents are noted and some of the points reflect matters which officers envisaged would be raised/considered as part of their assessment. Your submission also suggests that a number of the issues/points should be discussed and could be resolved and/or agreed as part of further negotiations between the Council and the applicants' side, including as part of taking forward your submitted draft s.106 legal agreement. It appears that in light of all that had been discussed previously, the submission of this application did allow for many of these issues/points to be included for comprehensive consideration from the outset.

The submission is extensive and covers a whole range of subject areas and includes considerable additional material information, which in the Council's view gives rise to the need for re-consultation with consultees and the public.

For the reasons set out in my email dated 17<sup>th</sup> September 2020, the Council does not wish to continue on this course of additional submissions, rebuttals and confusing the public with further re-consultations as part of this unsolicited planning application, on this important and sensitive site. It therefore maintains its position in this case that it does not intend to accept your submission and associated documents onto the planning file and/or to re-consult on this application.

Officers will instead proceed to assess the application you have submitted with a view to putting forward a recommendation to enable the Council to make a resolution and/or reach its decision, on the basis I set out in my email dated 17<sup>th</sup> September 2020.

This reaffirms the Council's position and sets out clearly the way forward in relation to the progress of this planning application.

Please note that the procedural advice above is provided on a without prejudice basis. It does not purport to indicate the Officers' forthcoming assessment and recommendation and it cannot pre-empt or prejudge the Council's final decision on the planning application in any way.

Kind regards  
Niko

Niko Grigoropoulos  
Team Leader (Development Control)

West Berkshire Council  
Development and Planning, Council Offices, Market Street, Newbury, RG14 5LD  
Tel: 01635 519111, 01635 519108  
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[www.westberks.gov.uk/planning](http://www.westberks.gov.uk/planning)

**From:** Owen Jones [<mailto:owenjones@lrmplanning.com>]  
**Sent:** 25 September 2020 15:31  
**To:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>; David Joseph <[Patrick.Joseph@bloorhomes.com](mailto:Patrick.Joseph@bloorhomes.com)>  
**Subject:** RE: Sandleford Park Planning Application (20/01238/OUTMAJ)

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Dear Mr Grigoropoulos

I am writing in respect of the above application. The Council published a number of its internal consultation responses on the application website between the 8<sup>th</sup> and 17<sup>th</sup> September 2020. In certain instances these request additional information from the Applicants or refer to discussing financial contributions. Your email of the 18<sup>th</sup> September followed shortly after these consultation responses were published and indicates that despite these requests you will not allow the Applicants to address these matters. This strikes us as unreasonable and so we have prepared a response which is attached which provides additional information sought to assist the Council in its consideration of the Application.

Kind regards,

Owen

**Owen Jones**

Director

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**From:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Sent:** 18 September 2020 13:41  
**To:** Owen Jones <[owenjones@lrmpplanning.com](mailto:owenjones@lrmpplanning.com)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>  
**Subject:** Sandleford Park Planning Application (20/01238/OUTMAJ)

Dear Mr Jones

I refer to our recent email correspondence. The Council has now received consultation responses from the majority of consultees. We have reviewed them and published them on Public Access on the Council's website.

I understand you have already had a chance to have sight of at least some of these consultation responses. You will note that consultees have identified a wide range of issues and raise serious concerns and objections in respect of various aspects of the proposed development. These relate to points of substance, as well as the quality of the submitted documentation. A number of the consultees consider the current outline application proposal unacceptable as it stands and they recommend refusal accordingly.

It is apparent and clear from the nature and range of the issues raised in the consultee responses, that any potential prospective amendments and submissions would be wide-ranging, extensive and material to such an extent, that they would warrant a full re-consultation exercise, both with consultees and the public.

It is important to note that the Core Strategy allocating this strategic site (policy CS3) was adopted in July 2012, while the Council also prepared and adopted the Sandleford Park Supplementary Planning Document (SPD) in March 2015. These seek to encourage, guide and assist with the bringing forward and delivery of the development and necessary associated infrastructure of this allocated site.

As you know the Council has been in extensive discussions and negotiations with your clients, as well as with the owners/applicants of Sandleford Park West, in respect of proposals for the development of the Sandleford strategic allocation site for more than five years. Your clients took the view from the beginning of this process that they would not enter into a Planning Performance Agreement (PPA) in respect of the development of this site.

Over the last five years your clients have submitted various applications. With all due respect to the formal allocation of this strategic site, the applications submitted in 2015 and 2016 were assessed to be harmful and unacceptable and were refused planning permission for clearly stated reasons, which you have been aware of. Your clients made a decision not to lodge appeals against any of these refusals.

Your clients' application submitted in March 2018 (18/00764/OUTMAJ) was the subject of extensive discussions and negotiations with Officers. These were followed by your submission of application amendments in October 2019 and then again in November and December 2019 and February and March 2020, with the last submission made on 13<sup>th</sup> March 2020. These series of amendments (which also further revised the amendments in part), were never formally accepted by the Council onto the planning file and have not been the subject of formal consultation with any consultees, stakeholders or the public. Officers were in the process of reviewing and understanding your clients' series of amendment submissions, when you submitted on behalf of

your clients, an unsolicited fresh planning application, namely the current planning application (20/01238/OUTMAJ). As you state in your covering letter dated 22<sup>nd</sup> May 2020 *“the application is similar to that submitted in March 2018 with reference 18/00764/OUTMAJ and takes into account the amendments proposed to that scheme”*. The application therefore is your clients’ distillation of all their earlier proposals and amendments, including (18/00764/OUTMAJ), in the context of all the extensive discussions and plethora of meetings offered by and held with Officers.

In this context the Council has worked hard, diligently, positively and pro-actively, seeking to assist your clients to develop and refine their proposals over a number of years. The current application proposal must therefore be thought of as clearly representing your clients’ most up-to-date and complete manifestation of their intentions and aspirations for the development of their site.

The Council has had serious regard to all the above circumstances. It considers that in this particular context it would be entirely inappropriate to request and allow the applicant to continue along this interminable conveyor belt of partial production/replacement of amended reports, submission of additional information, revisions, adjustments, corrections and general tweeking. A number of these also appear to give rise to negative consequences, on occasion both unintended and unassessed, themselves giving rise to their own adverse issues. All this in turn requires repetitive reconsideration and would require a major re-consultation exercise with all consultees, relevant stakeholders and the public, leading our community into confusion and consultation fatigue. The Council considers this situation entirely unsatisfactory and has no intention to continue on that course. As such, the Council has decided in the circumstances that it will not seek, allow, and/or accept the submission of any further amendments and/or additional information in relation to this planning application.

Now that we have the benefit of the consultation responses, Officers will proceed in completing their assessment of the application proposal, its merits and impacts, on the basis of the information submitted to date. However, further to and as I advised in my email dated 8<sup>th</sup> September 2020, I also confirm that the Council will not be accepting the recent Vectos’ additional report, which you sent on 4<sup>th</sup> September 2020, and it will not be sent to Hampshire County Council accordingly.

We will be setting out our review, on-balance planning assessment and recommendation in the Officers’ recommendation report with a view to then proceeding to the formal determination of the application proposal on this basis. This is the most appropriate course of action for providing clarity, transparency, progress and certainty for all concerned.

Please note that we shall be informing all consultees of this position, requesting that they refrain from engaging into direct discussions and negotiations in respect of this application proposal.

This clarifies the Council’s position and sets out clearly the way forward in relation to the progress of this planning application, as I had promised in my recent email.

Please note that the procedural advice above is provided on a without prejudice basis. It does not in any way purport to indicate the Officers’ forthcoming assessment and recommendation and it cannot pre-empt or prejudice the Council’s final decision on the planning application in any way.

Kind regards  
Niko

Niko Grigoropoulos  
Team leader (Development Control)

West Berkshire Council

Development and Planning, Council Offices, Market Street, Newbury, RG14 5LD

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**From:** Owen Jones [<mailto:owenjones@lrmpplanning.com>]  
**Sent:** 11 September 2020 07:16  
**To:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>; [Andrew.Ward@vectos.co.uk](mailto:Andrew.Ward@vectos.co.uk)  
**Subject:** RE: Sandleford Park (20/01238/OUTMAJ)

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Dear Niko, thank you for your email, the contents of which is noted. Kind regards, Owen

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**From:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Sent:** 08 September 2020 21:31  
**To:** Owen Jones <[owenjones@lrmpplanning.com](mailto:owenjones@lrmpplanning.com)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>; [Andrew.Ward@vectos.co.uk](mailto:Andrew.Ward@vectos.co.uk)  
**Subject:** Sandleford Park (20/01238/OUTMAJ)

Dear Mr Jones

I refer to your email below and the accompanying document by your transport consultants, Vectos (also hereby attached). The latter comprises additional information in respect of highway and transportation matters provided in the context of the current application and in response to the consultation response by Hampshire County Council. I understand that this was a "holding objection" requesting additional information.

I have reviewed the Vectos document and its content touches on areas that should also be considered by West Berkshire Council's Highways as well as Transport Policy officers, and also by Highways England, as well as the public (residents and relevant local groups and bodies), raising therefore the question for the Council as to whether this would require formal re-consultation.

As I explained in my last email I have chased and I am now expecting to receive a number of outstanding consultee responses over the next few days, one of which I received today, reviewed and put it through for publication and I expect it will be available on Public Access shortly upon its next update.

It may also be the case that some or all of these forthcoming consultation responses may refer and give rise to matters and issues, which you and your clients may wish to respond to through submissions of further additional information; potentially consisting of and including content of wider interest and thus again requiring further formal re-consultation by the Council in respect of this application. Were this to be the case this may result in a series of submissions and requests from you in response to each consultation response. The drip feeding of responses would be undesirable and unhelpful.

The Council wishes to avoid a situation of potential confusion and consultation fatigue, which may arise as a result of piecemeal re-consultations, especially so in an exceptional case like this, with

the associated high level of public interest, long planning history, complexity of issues and volume of associated documentation.

For these reasons, and notwithstanding your request, I must therefore advise you that at this stage the Council shall refrain from forwarding the Vectos submission to Hampshire County Council, or to any other relevant consultee or interested party for that matter. Indeed the Council does not and shall not formally accept it and/or publish it at this point.

The Council however will review this position, once the outstanding consultee responses have been received, reviewed and published. At that point I shall be writing to you setting out how the Council intends to progress the process of this planning application, including with regard to any further additional information you may wish to submit for consideration. Without prejudice, I hope to be able to do so next week.

I trust this "holding reply" clarifies matters for the time being.

Kind regards  
Niko

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**From:** Owen Jones [<mailto:owenjones@lrmpplanning.com>]  
**Sent:** 04 September 2020 17:21  
**To:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>; Andrew Ward <[Andrew.Ward@vectos.co.uk](mailto:Andrew.Ward@vectos.co.uk)>  
**Subject:** RE: Sandleford Park

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Dear Niko, you will be aware that Hampshire County Council have requested additional information in respect of highway and transportation matters and in response to which VECTOS has prepared the attached. I would be grateful if you could forward a copy of this to Ms McCart. Kind regards, Owen

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**From:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Sent:** 03 September 2020 19:02  
**To:** Owen Jones <[owenjones@lrmpplanning.com](mailto:owenjones@lrmpplanning.com)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>  
**Subject:** RE: Sandleford Park - Technical Note sent to NE

Dear Mr Jones

We have been requesting/chasing responses and once they are received and we have reviewed them we will be publishing them.

Kind regards  
Niko

Niko Grigoropoulos  
Team Leader (Development Control)

---

**From:** Owen Jones [<mailto:owenjones@lrmpplanning.com>]  
**Sent:** 02 September 2020 09:25  
**To:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Subject:** RE: Sandleford Park - Technical Note sent to NE

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Dear Niko, thank you for forwarding this. Are you able to advise as to when the Council's highway and ecology consultation responses are likely to be received? Kind regards, Owen

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**From:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Sent:** 01 September 2020 16:45  
**To:** Owen Jones <[owenjones@lrmpplanning.com](mailto:owenjones@lrmpplanning.com)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>  
**Subject:** RE: Sandleford Park - Technical Note sent to NE

Dear Mr Jones

Thank you for your email. We have forwarded the Technical Note you forwarded to Eleanor Sweet-Escott at Natural England, for their review and response accordingly.

Kind regards  
Niko

Niko Grigoropoulos  
Team Leader (Development Control)

---

**From:** Owen Jones [<mailto:owenjones@lrmpplanning.com>]  
**Sent:** 01 September 2020 12:43  
**To:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>  
**Subject:** RE: Sandleford Park

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Dear Niko, I am writing following Natural England's consultation response dated 20<sup>th</sup> July 2020 providing comments on the above planning application.

Therein they raise an objection seeking further information in respect of potential effects on Designated Sites, namely potential air quality impacts Kennet Valley Alderwoods SAC, Kennet and Lambourn Floodplain SAC and River Lambourn SAC. Accordingly, we have prepared an additional assessment in respect of these designated sites which is attached. The increase in pollutants is considered to be negligible.

I would be grateful if you could provide a copy of this to Natural England for their consideration.

Kind regards, Owen

**Owen Jones**  
Director

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**From:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Sent:** 17 July 2020 10:52  
**To:** Owen Jones <[owenjones@lrmplanning.com](mailto:owenjones@lrmplanning.com)>  
**Cc:** Jake Brown <[Jake.Brown@westberks.gov.uk](mailto:Jake.Brown@westberks.gov.uk)>  
**Subject:** RE: Sandleford Park [Filed 17 Jul 2020 14:03]

Dear Mr Jones

Thank you for your email.

Unfortunately we had been experiencing intermittent technical issues with our website over recent days . However, I understand that those issues were resolved yesterday afternoon and you should now be able to view the application documents, including consultation responses, online. Consultation responses are available to view on the website once we have had opportunity to consider them. I also understand Sport England's position and this will be published on the website in our next update.

At the moment I am continuing with a review of the application and I will contact you should I require any assistance.

Kind regards

Niko Grigoropoulos  
Team Leader (Development Control)



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**From:** Owen Jones [<mailto:owenjones@lrmpanning.com>]  
**Sent:** 16 July 2020 14:50  
**To:** Niko Grigoropoulos <[Niko.Grigoropoulos1@westberks.gov.uk](mailto:Niko.Grigoropoulos1@westberks.gov.uk)>  
**Subject:** Sandlesford Park

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Dear Niko, I wonder if you are able to assist me. The website page for planning applications has been unavailable since Monday morning. The most recent statutory consultation I am aware of is from Historic England which dates from 7<sup>th</sup> July. Would you be able to forward me any more recent responses received. I am aware that Sport England has withdrawn its earlier holding objection and are no longer objecting to the proposed development. If there is anything I can assist you with, please do not hesitate to ask. Kind regards

**Owen Jones**  
Director

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## Owen Jones

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**From:** Owen Jones  
**Sent:** 03 July 2020 08:38  
**To:** 'Niko Grigoropoulos'  
**Subject:** RE: Sandleford Park, 20/01238/OUT

Dear Mr Grigoropoulos

Thank you for your email. I phoned just to introduce myself. If you feel there is anything we can helpfully assist with in understanding the proposed development, please do not hesitate to contact me – my telephone number is 07557262727. Kind regards, Owen

**Owen Jones**  
Director

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**From:** Niko Grigoropoulos <Niko.Grigoropoulos1@westberks.gov.uk>  
**Sent:** 02 July 2020 19:21  
**To:** Owen Jones <owenjones@lrmplanning.com>  
**Subject:** Sandleford Park, 20/01238/OUT

Dear Mr Jones

I received your message and as you know I have been assigned to deal with this application.

I am currently starting to review the extensive site history and the application documentation. Once I have been able to familiarise myself with all the detail and the forthcoming consultee and third party responses I shall contact you.

Regards

Niko Grigoropoulos  
Team leader (Development Control)

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