

Meeting with Bewley, East Woodhay PC, Highclere PC and Enborne Representatives.

24th September 2025, at Westridge Studio in Highclere

By Chris Garrett, Councillor, EPC

Below are the main points that I believe will be of interest. This is not a comprehensive minute of the meeting.

Timing

Phase-1. This is the ~90 houses with detailed planning permission in the northeast of Common Farm. Bewley are still submitting documentation on the various conditions that have to be fulfilled before building can begin. According to Bewley documentation has been submitted for Phase-1 on the following conditions:

EVs

Trees

Water Efficiency

Construction Schedule

Lighting

Drainage

Landscaping

These should be available on the B&D website, although at the time of writing I have not been able to find any documents from Bewley.

Bewley's best estimate was **spring 2026 for construction to start.**

Phase-2. The remaining 188 houses allowed under the outline planning granted. Roughly $\frac{3}{4}$ of the site. All the land to the west and south. This is the area of most interest to Enborne Row residents with south facing gardens. The likely housing and road layout is shown in the recently distributed Public Consultation Flyer. Detailed planning documentation to be submitted to B&D in October 2025. This we are promised will include details of planned landscaping and screening. Bewley understand that early implementation of the landscaping and screening are a priority for the residents of Enborne Row. This came up several times. Phase-2 screening details to be available as part of planning documentation in October.

Emily and Tom are asking Bewley management to prioritise the screening and **ask that members of the public responding to the B&D Phase-2 planning consultation support early implementation of the screening measures.**

Bewley will likely build from east to west and estimate it will take 7-8 years to complete construction of Phase-2

Flooding/Drainage

The need for the attenuation basins to be completed before any “concreting over” takes place was brought up. I reiterated my belief that the attenuation basins must be kept free of water, plants and silt so that the full capacity is available to capture storm flow. Condition 16 of the reserved matters documentation for Phase-1 gives the latest measures proposed. So far I have not been able to find this on the B&D planning portal.

I have contacted the Case officer and asked how I might access the Condition 16 documents. Response below in italics.

“Given the nature of the condition and in accordance with procedure, the Local Lead Flood Authority (LLFA) has recently been consulted on these details, and we await their comments.

Once the details for condition 16 have been determined/approved by the LLFA, the Local Planning Authority can then issue a formal decision letter to the developer.

The details will not appear on the planning application website for 21/03394/OUT until they have been determined/approved by the LPA.”

Landscaping/Screening

Condition 6 of the reserved matters documentation for Phase-1 gives the latest measures proposed. I was also unable to find this on the B&D planning portal. No doubt this will be available after approval by the LPA.

See above for discussion of Phase-2 details and timing.

NHS

Bewley have/will pay £250k to local ICB (Hampshire). Woolton Hill/Kintbury surgery are part of West Berkshire ICB so won't see any of the money!

Roads/Road Safety

The road from the site entrance to the bus turning circle will be adopted by Hampshire. The remainder of the roads will be maintained by the Estate Management Company.

A343 Andover Road will be widened with extra turning lane at the entrance to the estate. Also, they will add a new pedestrian crossing with a substantial traffic island (big enough for a bike) in the middle of the road. This has to be complete before anyone can occupy a Phase-1 property.

Lighting

Lighting on the adopted road will likely be on full height poles as this is a bus route. Other street lighting will be “waist height” and low intensity so as to minimise the impact on the dark skies on the AONB.

Community Buildings/Land

In Phase-1 Convenience Store

In Phase-2 Community Centre, Health Centre and Allotments

These will all depend on Bewley finding someone interested enough to buy the land and build or someone to manage the allotments. Bewley only build houses. EWPC/HPC are not interested in having another Community Centre given the existing ones are not economically viable and are under used.

Estate Management Company

This will be set up by Bewley, probably with Directors from Bewley, at least initially. The plan is that volunteer residents will take over the Management. They will be responsible for all the public areas including the attenuation basins and site drainage. Maybe also the allotments.

Note: map on next page.



