

4. Alternatives and Design Evolution

- 4.1. Regulation 18(3)(d) of The Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 ('the EIA Regulations') requires the Applicant to provide a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment; provide details of the main alternatives considered.
- 4.2. While the originally submitted Chapter provided details on this, this addendum provides a brief summary of the key changes to the Design Evolution of the Proposed Development since the Application was submitted in October 2021 – for reference the Design Evolution section in the original Chapter 4 begins at section 4.25. This Chapter should be read alongside the Design and Access Statement Addendum and in conjunction with the originally submitted Chapter 4, as part of the Design Evolution section.

Key Design Changes

1. Design changes to reflect comments made by Linda Griffiths (Principal Planning Officer – Major Developments):
 - a) Inclusion of Character Analysis
 - b) Changes to illustrative material to reflect local character
 - c) Revision from single storey carports generally to two storey built form with parking under-crofts
2. Further justification to meadowland / woodland
3. Design changes to reflect comments made by Frances Evans (Housing Officer)
 - a) AH clusters generally do not exceed 15 units
 - b) Revised private/affordable housing mix
4. Updates to the overall layout of the scheme which have improved legibility, simplified unit frontages and garden frontages / backings
5. SuDS proposals in the centre of the site have been amended. To accommodate the proposed change, the public open space within the centre of the site is enlarged
6. To accommodate the larger area of public open space, the most westerly built form within the masterplan is moved approximately 5 metres further west

7. Similarly to the original parameter plans, the layout of infrastructure within the masterplan is placed to avoid removal of existing vegetation. No additional trees have to be removed to facilitate the proposals of the revised parameter plans
 8. Development block fronting towards Rutten Lane reduced in its maximum height parameters up to 3 storeys (12.5m to ridge line) to reduce any impact on houses opposite
 9. Details of Community Hub have been developed further
 10. Update to the proposed Yarrnton Residential Nursing Home route with the removal of the second point of access
 11. Minor boundary change to school playing fields to simplify access arrangements and provide more visible new entrance gate and greater flexibility of facilities
 12. Updates to plans to show Footpath (FP 124/9/10) in the correct location
 13. Area of land now shown to be safeguarded for the future Medical Practice extension with access to the existing Medical Practice amended to suit
 14. Completion of VISSIM modelling
- 4.3. It should be noted that a large proportion of the Application documents have been updated to either reflect the above design changes or to reflect comments received during the consultation period. A full Drawings and Documents schedule can be found within the Covering Letter to the revised documentation now submitted.

Conclusion

- 4.4. This Chapter demonstrates that the requirements of Regulation 18(3)(d) of the EIA Regulations have been satisfied.