

Title of Report:	Supplementary Planning Document - Sandleford Park Strategic Site: Proposed Amendments
Report to be considered by:	Council
Date of Meeting:	11 December 2014
Forward Plan Ref:	C2903

Purpose of Report: To consider approval of the publication of an amended Supplementary Planning Document (SPD) for the Sandleford Park Strategic Site for a seven week period of consultation.

Recommended Action: That Council resolves to:

1. Approve the amended Sandleford Park Supplementary Planning Document and agree that this be published for a seven week period of public consultation.
2. Give delegated authority to the Head of Planning and Countryside to agree any minor typographical and formatting refinements to the draft Supplementary Planning Document for Sandleford Park before publication.

Reason for decision to be taken: To progress amendments to the Sandleford Park SPD to form an up to date position for the determination of the planning application.

Other options considered: As set out in the report.

Key background documentation:

- Sandleford Park Supplementary Planning Document, adopted September 2013
- West Berkshire Housing Site Allocations Development Plan Document: Preferred Options (July 2014).
- West Berkshire Core Strategy 2006-2026, adopted July 2012
- Report on the Examination into the West Berkshire Core Strategy, July 2012

The proposals contained in this report will help to achieve the following Council Strategy priorities:

- CSP2 – Promoting a vibrant district**
- CSP3 – Improving education**
- CSP4 – Protecting the environment**

The proposals will also help achieve the following Council Strategy principle:

CSP8 - Doing what's important well

The proposals contained in this report will help to achieve the above Council Strategy priorities and principle by:

Setting in place a positive framework to proactively steer the comprehensive development of the Sandleford site.

Portfolio Member Details	
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Date Portfolio Member agreed report:	27 November 2014

Contact Officer Details	
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Implications

Policy:	The Sandleford site is a strategic allocation within the adopted Core Strategy which provides the planning strategy for West Berkshire to 2026. A Supplementary Planning Document has been adopted for the site in order to proactively guide a future planning application for the site. The SPD is now being amended to include a requirement for a single planning application for the site to ensure that the development and associated infrastructure is delivered comprehensively. The SPD is a material consideration in the decision making process.
Financial:	The Council is committed to producing planning policy documents. Budgetary provision has been made to carry out the relevant work.
Personnel:	N/A
Legal/Procurement:	The Planning and Compulsory Purchase Act 2004 (as amended) requires the local planning authority to keep under review the matters which may be expected to affect the development of their area or the planning of its development. The revisions to this SPD seek to take forward a commitment to fulfil this obligation.
Property:	N/A
Risk Management:	The risks to development management in this area of policy are higher without the SPD being amended as proposed.

Is this item relevant to equality?	Please tick relevant boxes		Yes	No
Does the policy affect service users, employees or the wider community and:				
• Is it likely to affect people with particular protected characteristics differently?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• Is it a major policy, significantly affecting how functions are delivered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• Will the policy have a significant impact on how other organisations operate in terms of equality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• Does the policy relate to functions that engagement has identified as being important to people with particular protected characteristics?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• Does the policy relate to an area with known inequalities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Outcome (Where one or more 'Yes' boxes are ticked, the item is relevant to equality)				
Relevant to equality - Complete an EIA available at www.westberks.gov.uk/eia				<input type="checkbox"/>
Not relevant to equality				<input checked="" type="checkbox"/>

Is this item subject to call-in?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
If not subject to call-in please put a cross in the appropriate box:		
The item is due to be referred to Council for final approval		<input checked="" type="checkbox"/>
Delays in implementation could have serious financial implications for the Council		<input type="checkbox"/>
Delays in implementation could compromise the Council's position		<input type="checkbox"/>
Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months		<input type="checkbox"/>
Item is Urgent Key Decision		<input type="checkbox"/>
Report is to note only		<input type="checkbox"/>

Executive Summary

1. Introduction

- 1.1 Sandleford Park was allocated through the Core Strategy as a strategic site for up to 2,000 dwellings (policy CS3). A Supplementary Planning Document (SPD) was prepared for the site and adopted in September 2013. This set out in more detail how the site would be delivered, taking into account the opportunities and constraints of the site as well as the outcomes of the comprehensive evidence base.
- 1.2 The SPD has now been updated to reflect the need for a single planning application for the site. This will ensure that the site is comprehensively delivered, with timely and well planned provision of infrastructure. This requirement is set out as a new development principle for the site (principle S1) and reflected through other amendments throughout the SPD.

2. Equalities Impact Assessment

- 2.1 This item is not relevant to equality.

3. Conclusion

- 3.1 If the amended SPD is approved by Council, it will then be published for a 7 week period of public consultation. It is proposed that this public consultation takes place between 12 December 2014 and 30 January 2015. After the consultation, the SPD will be amended if necessary before it is brought back to Council for adoption at a date to be agreed.

Executive Report

1. Introduction

- 1.1 This report asks that Full Council resolve to approve the amended Supplementary Planning Document (SPD) for Sandford Park (policy CS3 of the Core Strategy) and agree to:
- 1) Approve the amended Sandford Park Supplementary Planning Document and agree that this be published for a seven week period of public consultation.
 - 2) Give delegated authority to the Head of Planning and Countryside to agree any minor typographical and formatting refinements to the draft Supplementary Planning Document for Sandford Park before publication.

2. Background

- 2.1 Land at Sandford Park, on the southern edge of Newbury, has been allocated through the West Berkshire Core Strategy as a strategic site for up to 2,000 dwellings, 1,000 of which are due to be delivered within the Core Strategy period to 2026. The site will help to meet West Berkshire's housing requirement to 2026 of 10,500 dwellings and will also provide education facilities, community uses and public open space including a Country Parkland.
- 2.2 The principle for developing the site was established through the Core Strategy and set out in more detail through the Sandford Park SPD which was adopted in September 2013. The SPD forms a detailed framework to guide the delivery of the site as a well planned sustainable urban extension.
- 2.3 Housing completions on the site are due in the year 2016/17 and are included within the Council's 5 year housing land supply. The first planning application for the site is expected in the New Year which will enable the site to be delivered to schedule.
- 2.4 The amended SPD will be subject to a formal 7 week period of consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). This exceeds the 6 week requirement set out in the Council's adopted Statement of Community Involvement (SCI). The SPD will ultimately need to be adopted by Full Council in order to give it the necessary weight as a material consideration in the decision making process.
- 2.5 The amended SPD is attached as Appendix A (to be circulated to Council electronically).

3. Proposed Amendments to the SPD

- 3.1 The amendments to the SPD set out a requirement for a single planning application for the site.
- 3.2 The supporting text to Policy CS3 (see para. 5.14 of the adopted Core Strategy) referred to the preparation of "a masterplan or SPD" to "set the detailed guidelines for the distribution of uses and design of the site". The SPD was adopted in

September 2013. The SPD sought to guide future development and investment and to provide a framework for the future development of the site.

- 3.3 The site was promoted as a single site throughout the allocation and examination process despite being in different ownerships. At the examination the landowners clearly proposed to develop the site as a whole and the evidence base and masterplanning work was carried out for the entire site. Since then it has emerged that the different landowners intend to pursue separate planning applications and this has caused officers some concerns.
- 3.4 The Inspector's Report on the Core Strategy (dated July 2012) notes (see para. 88 of the Inspector's Report) that the proposed allocation for 2,000 dwellings rather than some smaller quantum of development "has the benefit of ensuring that the optimum approach to development in the area is achieved, rather than development taking place over time in a series of smaller proposals resulting in a more piecemeal approach". The Inspector was thus recognising the benefits of a comprehensive approach to the development of Sandford Park. The amendments now being proposed to the SPD are seeking to ensure that this aim is achieved.
- 3.5 The Council had proposed amending Policy CS3 itself to require a masterplan for the whole site to be submitted with any planning application. This remains an option open to the Council. However, the aims of the Council in this regard can in fact be achieved by amending the SPD rather than amending Policy CS3 by requiring the submission of a single planning application. Amending the SPD in the way proposed would in officers' view be consistent with Policy CS3. Officers are also aware of at least two other authorities having taken a similar approach with similar wording requiring the submission of a single planning application within their SPDs. This requirement will assist in avoiding what the Core Strategy Inspector was concerned about namely "piecemeal development" of the site.
- 3.6 A new primary purpose for the SPD is set out which is for the SPD to assist in the delivery of a comprehensive and sustainable development across the site as a whole. This is underlain by the requirement for a single planning application which is set out as a new development principle – S1. This explains the benefits of a single application for the site which will ensure a holistic and comprehensive development across the site as a whole which maximises the potential of Sandford Park as a well-planned, cohesive and sustainable urban extension.
- 3.7 A single application will also enable the development to be properly assessed as a whole to ensure that it achieves the vision and objectives set out in the policy and the SPD. This will enable the required infrastructure to be properly planned and delivered in an integrated and timely way across the site. A single application will also enable the infrastructure requirements to be assessed accurately by the Council Service Units, with details about where it will be situated and how the delivery will be timed.
- 3.8 It will also ensure that the site is designed as a whole in a cohesive manner.
- 3.9 Other amendments to the SPD reflect the requirement for a comprehensive development to be delivered through a single planning application, and more detail on this has also been added to the delivery and implementation section (section G) of the SPD.

3.10 An SPD is a material consideration in the decision making process and any developer would therefore need to show sound reasons for not complying with any of its requirements.

4. Sustainability Appraisal/Strategic Environmental Assessment

4.1 Under the Town and Country Planning Regulations, Sustainability Appraisal (SA) is not required to be carried out for SPDs. However, it is still necessary to determine the need for a Strategic Environmental Assessment (SEA) in case the SPD gives rise to significant effects which have not been formally assessed previously. A SEA Screening Report was carried out as part of the preparation of the adopted SPD and this concluded that an SEA was not required for the SPD.

4.2 A Habitats Regulation Assessment Screening Report was also carried out which concluded that the SPD would have no significant adverse impact on the integrity of nature conservation sites of international importance.

4.3 As the proposed amendments to the SPD are “minor modifications” for the purposes of Reg. 5(6) (a) of the Environmental Assessment of Plans and Programmes Regulations 2004, they do not affect the outcomes of either Screening Report.

5. Consultation

5.1 Consultation is an important part of the preparation of an SPD, and a Statement of Consultation (available at www.westberks.gov.uk/sandleford) was prepared alongside the adopted SPD which sets out:

- 1) Who was consulted during the preparation of the SPD
- 2) A summary of the main issues raised and
- 3) How these issues were addressed in the SPD.

5.2 The Statement of Consultation will be updated following the consultation on the proposed amendments to the SPD.

6. Timescales and Process

6.1 If Members approve the amended Sandleford Park SPD, and agree to its publication, then the document will be subject to consultation. It is proposed that a seven week consultation takes place starting on 12 December 2014 and ending on 30 January 2015. All information will be widely advertised including using the Council's dedicated webpage www.westberks.gov.uk/sandleford

6.2 Following the consultation, it is proposed that the responses will be taken into account and the amended SPD finalised. It is proposed that the final version of the SPD will then be taken forward for adoption by Full Council in the spring. Once adopted the SPD will be used in conjunction with the Core Strategy, holding significant weight as a material consideration in the determination of any planning application that comes forward for this site.

Appendices

Appendix A – Sandleford Park: Amended Draft Supplementary Planning Document (*to be circulated electronically only*).

Consultees

Local Stakeholders: As part of the consultation

Officers Consulted: John Ashworth, Gary Lugg, Katherine Goodchild, Sarah Conlon,
Liz Patient, Corporate Board

Trade Union: Not applicable