

Sandleford Park Supplementary Planning Document March 2015

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## Section A: Introduction

### Section A: Introduction

**1** Land at Sandford Park, on the southern edge of Newbury is identified in the West Berkshire Core Strategy which was adopted in July 2012 as a Strategic Site Allocation for up to 2,000 dwellings with associated infrastructure. The site will help to meet West Berkshire's housing requirement to 2026 of 10,500 dwellings and will also provide education, community uses and public open space including Country Parkland.

**2** The development of the site provides significant opportunities to deliver a cohesive, high quality urban extension with a range of places to live and spend leisure time for both existing and future residents.

**3** The principle for developing the site has been established through the Core Strategy, and it is now time to look in more detail at how the site should be delivered to bring forward a comprehensive and well planned sustainable urban extension to Newbury. The Council are doing this through the production of this Supplementary Planning Document to guide development on the site in more detail.

#### The purpose of this document

**4** This Supplementary Planning Document (SPD) has been produced by West Berkshire Council in collaboration with the landowners at Sandford Park to form a framework for the future development of the allocated site.

**5** The primary purposes of this SPD are:

- To guide future development and investment and to provide a framework for a planning application for the site.
- To assist in the delivery of a comprehensive and sustainable development across the site as a whole.
- To set out planning and design principles and requirements for the development of land and buildings at the site.
- To help inform the local community and other stakeholders regarding the potential future development of the site and to engage them in the process.

**6** The SPD should also be read in conjunction with key Government policy guidance and local planning documents for West Berkshire. The Planning Policy Framework section sets out an overview of these key policy documents.

**7** This SPD has been prepared in accordance with the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012.

**8** It has been produced in consultation with a wide range of stakeholders including landowners, the public, Council officers and members, public sector agencies, infrastructure providers and other interested parties. Details of the consultation are summarised in Section E of this document and set out in full in the Consultation Statement which accompanies this SPD.

**9** The adopted SPD was subject to a formal 6 week period of consultation, from 22 March to 3 May 2013, in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## Section A: Introduction

**10** The amended SPD will be subject to a formal period of consultation for 7 weeks from 12<sup>th</sup> December 2014 to 30<sup>th</sup> January 2015, in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

### Definitions

**11** This SPD relates to the area of land identified in Figure 1 which is the area that has been allocated by the Council in the West Berkshire Core Strategy Development Plan Document (DPD) (Adopted July 2012) for a Strategic Site Allocation. References throughout this SPD to 'the site' refer to the area of land identified in Figure 1. References to 'Sandleford Park' or 'the Sandleford Park development' throughout the SPD also relate to the area of land identified in Figure 1. The SPD should be read in conjunction with Policy CS3 of the Core Strategy which is set out in full at Appendix 1: 'Adopted Core Strategy Policy CS3'.

**12** References throughout the SPD to 'the application' or 'the planning application' all refer to the single planning application for the site as set out in Section G.

### Sustainability Appraisal/Strategic Environmental Assessment

**13** Under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009, Sustainability Appraisal (SA) is not required to be carried out for SPDs. This is because SPDs do not normally introduce new policies or proposals or modify planning documents which have already been subject to SA. Despite this, 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. Therefore a SEA Screening Report has been carried out to assess whether an SEA is required for the SPD. The Council's initial conclusion was that an SEA of the Sandleford Park SPD was not needed under the SEA Directive and Regulations because it has been demonstrated that there will be no significant environmental effects as a result of the SPD. Potential significant effects have been comprehensively considered by the higher level SA/SEA of the West Berkshire Core Strategy which was subject to public consultation and independently examined by an Inspector.

**14** The Council's initial conclusion was ratified by the 3 statutory bodies (Natural England, the Environment Agency and English Heritage).

**15** A Habitats Regulations Assessment Screening Report has been carried out to determine if the SPD would have a significant impact upon the integrity of nature conservation sites of international importance as required by EC Habitats Directive 92/43/EEC. The West Berkshire Core Strategy was subject to an Appropriate Assessment which concluded that the SPD site would have no significant adverse impact on the integrity of nature conservation sites of international importance. The Council therefore considers it unnecessary to carry out an Appropriate Assessment of the SPD.

**16** As the proposed amendments to the SPD are 'minor modifications' for the purposes of Regulation 5(6)(a) of the Environmental Assessment of Plans and Programmes Regulations 2004, they do not affect the outcomes of either Screening Report and therefore there is no requirement for further assessment.

### Role and Status of the SPD

**17** The SPD will be a material consideration in the determination of the planning application and its implementation. It sets out the environmental, social, design and economic objectives which are relevant to delivering the Sandleford Park site as a well-planned comprehensive development. It builds upon the key principles for the site which have been established through the Core Strategy process and set out in policy CS3 of the adopted Core Strategy.

## Section A: Introduction

- 18** The SPD provides a framework to ensure the delivery of a high quality environment within the Sandford Park site which integrates the built and natural form. It also sets out requirements for the planning application along with information on delivery and implementation.
- 19** The SPD sets out the minimum design and delivery standards which should be achieved in bringing forward the development of the site. Developers will be encouraged to exceed these standards and will be expected to meet new standards that arise during the lifetime of this document.
- 20** The contents of this document aim to reflect the most up to date best practice principles in urban design and development. However, these principles should not stop innovation and new ideas which would enhance the quality of the development.

## Section B: Vision and Strategic Objectives

### Section B: Vision and Strategic Objectives

#### Vision for Sandleford Park

Sandleford Park will be a vibrant and well designed community which is a desirable place to live, providing a mix of housing for all, community and education facilities and open spaces. It will deliver a sustainable urban extension to Newbury which integrates with the local and wider neighbourhoods. Through maximising sustainable design and construction techniques, the development will mitigate against climate change and minimise carbon dioxide emissions.

Residents will have a high quality of life, with good access to education, jobs, services, shops and public transport – many of which are within walking and cycling distance. There will be timely and coordinated provision of the social, physical and green infrastructure required for the site.

The site will conserve and enhance its natural environment and respect its landscape and heritage significance. A significant feature of the site will be the extensive Country Parkland, which will increase public access to the countryside and provide a wide range of informal leisure opportunities.

#### Strategic Objectives

The following strategic objectives represent the key delivery outcomes that the Sandleford Park development should achieve.

1. To deliver up to 2,000 homes, at least 1,000 of which will be delivered by 2026. A mix of types and tenures of housing will be provided, with an emphasis on family homes to meet identified needs. At least 40% affordable housing will be required.
2. To provide 2 principal vehicular accesses into the site from Monks Lane with a bus link through the site to Warren Road. Other accesses will be explored and should include:
  - An all vehicle access link through Warren Road and
  - An access onto the A339 close to the Household Waste Recycling Centre (HWRC)
3. To ensure the conservation and enhancement of the heritage assets both within and in close proximity to the site.
4. To ensure that the development of the site responds to the landscape character of the area and new strategic landscaping is put in place to minimise adverse visual impacts.
5. To retain all important trees and hedgerows on the site, including all of the ancient woodland areas. To manage access to the ancient woodlands to ensure that their ecological value is not compromised.
6. To enhance the ecology and biodiversity on the site, in particular through woodland management and the creation of the Country Parkland.
7. To retain approximately 60% of the site as informal open space to be accessible to existing and future residents. This will include Country Parkland and green linkages across the site as well as play areas for all ages.

## Section B: Vision and Strategic Objectives

8. To put in place a range of Sustainable Drainage Systems (SuDS) to ensure that surface water discharge from the site is effectively managed and provides wildlife and ecology benefits.
9. To provide a local centre within the site to help create a sustainable community. This will include retail provision, early years education provision, a mini recycling centre, employment space and community facilities.
10. To provide sufficient education provision to accommodate the pupils from the site including early years provision, primary school provision and contributions for the expansion of Park House School.
11. To deliver the site holistically as one community, within which there are two new neighbourhoods to the north and to the west of the site. These neighbourhoods will take account of the site's topography and deliver high quality built form which responds to the surrounding character and context.
12. To preserve and enhance the character of the area in terms of both its townscape and landscape design. To respond to the surrounding environment and create a sense of identity through the creation of character areas.
13. To deliver the development on site in a way that maximises the potential for carbon reduction, sustainable construction and renewable energy generation.
14. To ensure that the infrastructure needs arising from the development on the site are planned and delivered comprehensively in a timely and coordinated manner which keeps pace with the development



## Section C: Planning Policy Framework

### Section C: Planning Policy Framework

#### The Development Plan

**21** The starting point for all decisions on planning applications is the Development Plan. Development has to be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for West Berkshire (as at September 2013) comprises the West Berkshire Local Plan, made up of the West Berkshire Core Strategy 2006-2026 (adopted July 2012), the Saved Policies of the West Berkshire District Local Plan (Saved Policies 2007), the Replacement Minerals Local Plan for Berkshire (adopted 1997) and the Waste Local Plan for Berkshire (adopted 1998).

**22** Sandleford Park has been allocated through the West Berkshire Core Strategy as a strategic urban extension. The strategic objectives of the Core Strategy state that at least 10,500 homes will be delivered across West Berkshire between 2006 and 2026. This is also set out in both Area Delivery Plan Policy 1 (ADPP1) which forms the Spatial Strategy of the Core Strategy, and in policy CS1 – Delivering New Homes and Retaining the Dwelling Stock.

**23** Both policy ADPP1 and CS1 state that provision will be made for the delivery of at least 10,500 net additional dwellings and associated infrastructure over the period 2006 to 2026. Sandleford is allocated as a strategic urban extension for up to 2,000 homes. Delivery is due to commence in the second half of the plan period and extend beyond 2026. The allocation is intended to introduce some flexibility into housing delivery with the opportunity to amend the phasing to respond to changing circumstances.

**24** The Inspector's Report on the Core Strategy Examination confirms that it is a justified approach for the Council to take a long term perspective to the planning of the Sandleford site, to ensure that the optimum approach to development in the area is achieved by planning for the area as a whole rather than development taking place over time in a series of smaller proposals resulting in a more piecemeal approach.

**25** Policy CS3 sets out key requirements for the development of Sandleford Park. These are developed further in Section F of this SPD, forming the framework for the masterplan components. A concept plan supports the policy and forms Appendix C to the Core Strategy. This plan shows in an indicative way how the development of the site could be delivered, and forms a starting point for this SPD which then takes that forward in terms of setting out the detailed guidelines for the distribution of uses and design of the site. Policy CS3 and the supporting text of the policy are set out in full in Appendix 1: 'Adopted Core Strategy Policy CS3'

**26** In terms of key infrastructure requirements for the site, the text of policy CS3 states that infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan (IDP) which accompanies the Core Strategy. Any infrastructure requirements which are critical to the delivery of the site are set out in Appendix D of the Core Strategy. Further details about any non-critical infrastructure which has site specific implications can be found within the IDP and are set out within Appendix 3: 'Sandleford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan' of this SPD.

**27** The Core Strategy sets out a number of additional policies which are relevant to the development of this site, particularly CS4 (Housing Type and Mix), CS5 (Infrastructure Requirements and Delivery), CS6 (Provision of Affordable Housing), CS9 (Location and Type of Business Development), CS11 (Hierarchy of Centres), CS13 (Transport), CS14 (Design Principles), CS15 (Sustainable Construction and Energy Efficiency), CS16 (Flooding), CS17 (Biodiversity and Geodiversity), CS18 (Green Infrastructure) and CS19 (Historic Environment and Landscape Character). The details of these policies are not repeated here, but are drawn out in the relevant parts of the SPD.

## Section C: Planning Policy Framework

### West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

**28** The West Berkshire District Local Plan (WBDLP) was adopted in June 2002 and in September 2007 a number of policies were ‘saved’ under Direction by the Secretary of State. The West Berkshire Core Strategy was adopted on 16 July 2012 and replaced a number of the saved policies within the WBDLP. The remaining WBDLP saved policies will be replaced by the forthcoming Site Allocations and Delivery Development Plan Document.

**29** Further Development Plan Documents (DPD) are expected to be adopted during the lifetime of this SPD and will form part of the statutory development plan. These DPDs will translate high level policies of the Core Strategy into more detailed development management principles.

### Replacement Minerals Local Plan for Berkshire

**30** The Sandford Park site is an area known to contain sand and gravel deposits. The Replacement Minerals Local Plan for Berkshire (incorporating the alterations adopted in December 1997 and May 2001) identifies the fact that mineral resources, such as those at the Sandford Park site, are a valuable, but finite, resource and as such the Replacement Minerals Local Plan for Berkshire includes saved policies 1, 2 and 2a that relate to mineral safeguarding and therefore are relevant to the Sandford Park development.

**31** The policy approach set out in the Replacement Minerals Local Plan for Berkshire is in line with the NPPF (paragraphs 142 and 143).

### Other Material considerations

#### National Planning Policy Framework (NPPF) (2012)

**32** The National Planning Policy Framework (NPPF) sets out the aim of the planning system which is to achieve sustainable development. As such planning has an economic role, a social role, and an environmental role, “Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life” (paragraph 9). The NPPF also highlights a “presumption in favour of sustainable development”.

**33** Through local planning authorities, the NPPF aims (paragraph 50) to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

#### Planning Guidance

**34** There are other SPDs and planning guidance produced by West Berkshire Council (WBC) and others which should be read in conjunction with this SPD. These include:

- Infrastructure Delivery Plan (WBC)
- Local Transport Plan 2011-2026 and its supporting strategies – Active Travel and Smarter Choices Strategies (WBC)
- Delivering Investment from Sustainable Development (WBC)
- Quality Design – West Berkshire (WBC)

## Section C: Planning Policy Framework

- Shopfronts and Signs (WBC)
- Newbury Town Design Statement (Newbury Town Council)

**35** These documents are taken into account through the relevant sections of this SPD and are referenced accordingly.

## Section D: The Site Context

### Section D: The Site Context

**36** This section outlines the site context, highlighting key existing features which help to understand the site and its surroundings. This site context, along with the various studies carried out to inform this SPD, will form the background information upon which the masterplan principles can be developed.

### Location and Context

**37** The main part of the site is located immediately to the south of the built-up area of Newbury. The site is bounded to the north by Monks Lane. To the immediate east of the site is the A339 (Newtown Road), which links with the A34 trunk road. To the west land is bounded by existing residential properties in Wash Common and the A343 (Andover Road). The River Enborne forms the southern site boundary.

**38** The site consists of approximately 134ha / 331 acres adjoining the Newbury urban area. The site is split between the town of Newbury and the parish of Greenham. It is mainly in agricultural use, and also contains several areas of woodland some of which are designated as ancient woodland.

**39** The site has a fairly complex topography, but generally slopes downwards from north to south towards the River Enborne. It also contains a valley which runs from the north-western corner of the site towards the river at the site's southern boundary. At the fringes of the site are large tracts of mainly flat land, particularly towards the north and eastern boundaries.

**40** Beyond the site boundary to the south and west is further agricultural land. There are a number of comparatively new developments close to the site boundary. Sandwiched between the site and Monks Lane is Newbury Rugby Club, and to the north and east of the site is Newbury College, both of which gain access from Monks Lane.

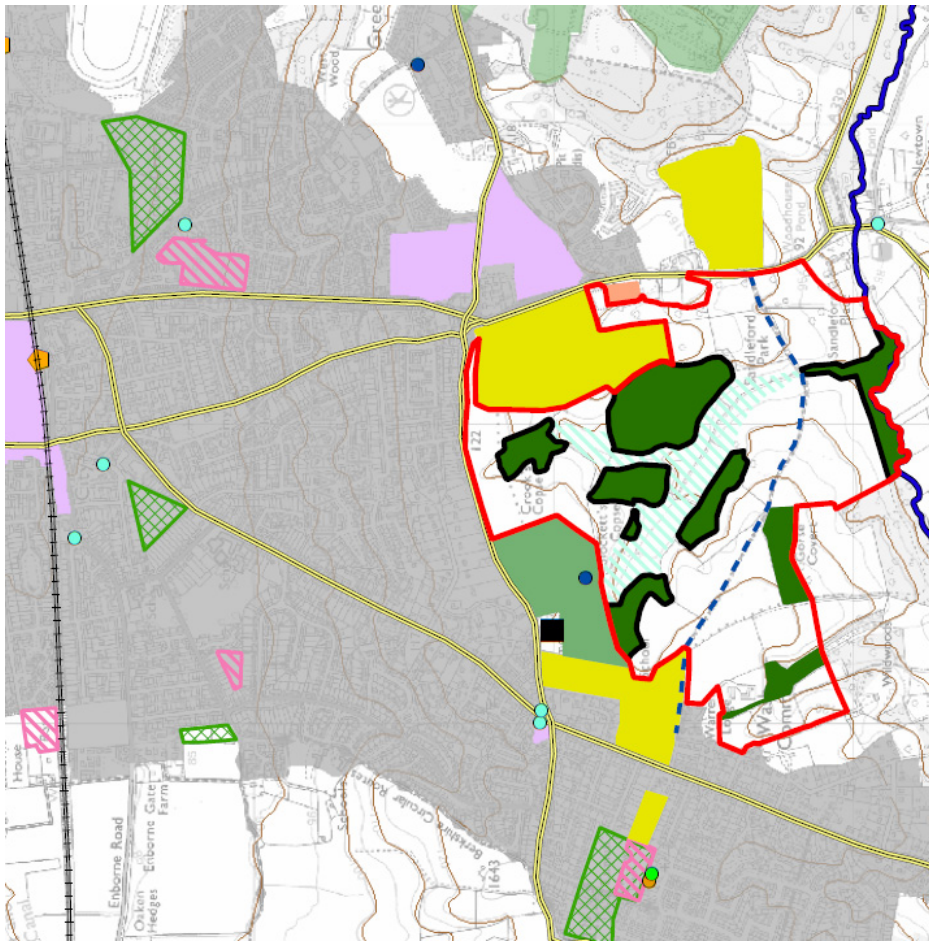
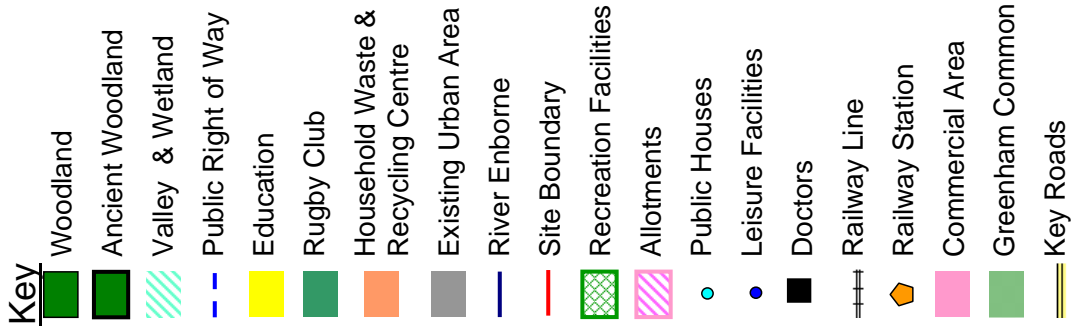
**41** To the east of the site is the Civic Amenity Centre with access from the A339. Beyond the A339 lies Sandford Priory which is now St Gabriel's School.

**42** There are no major road access points into the site, but an east-west public footpath traverses the site and links with Andover Road (A343) to the west and Newtown Road (A339) to the east.

**43** The town centre is approximately 1,800 metres from the centre of the site. Tesco superstore and Newbury Retail Park lie approximately 600 metres to the east of the centre of the site.

Section D: The Site Context

Figure 1 The Site Context

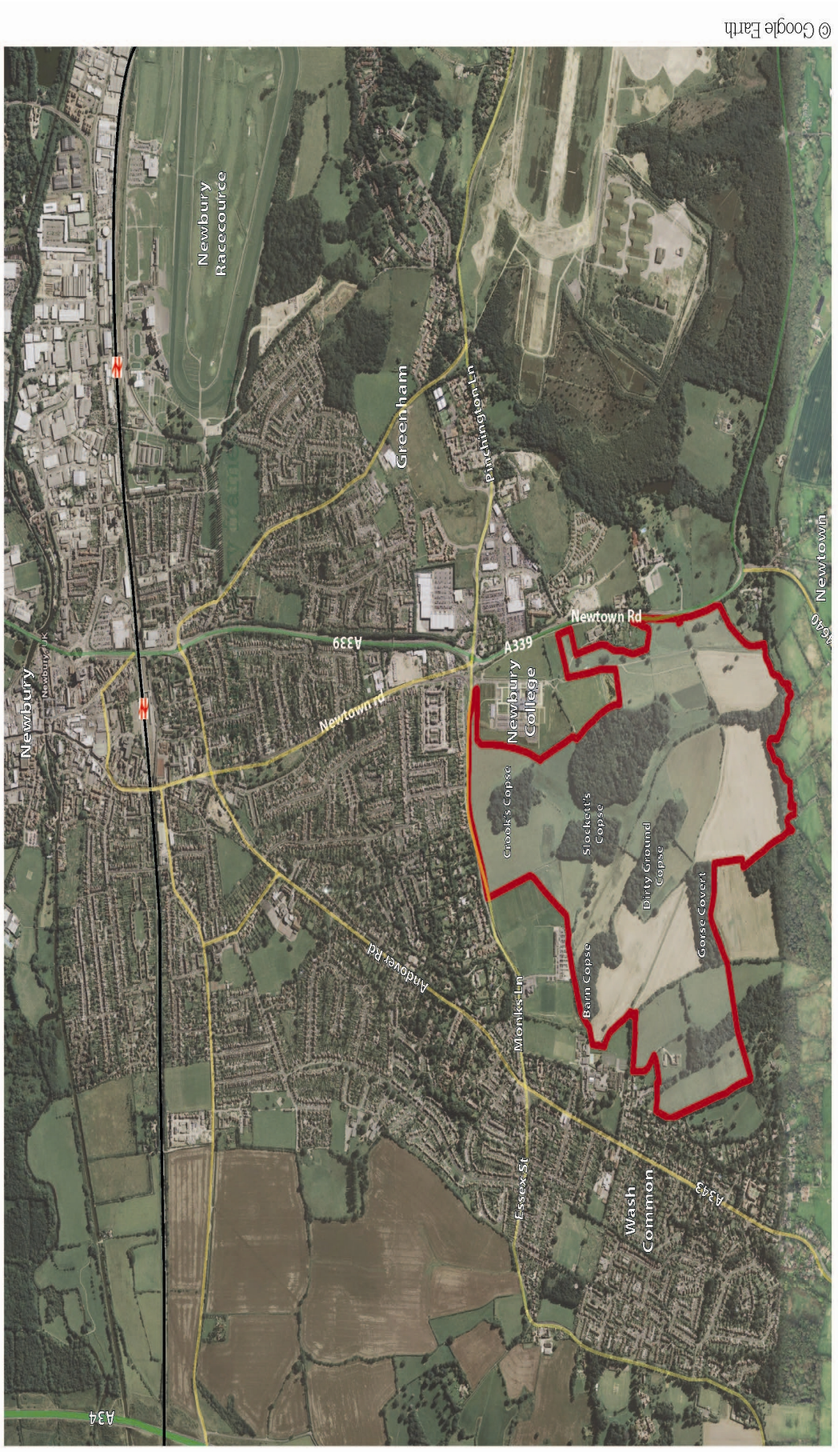


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## Section D: The Site Context

Figure 2 Aerial Photograph of the Site in Context





## Section D: The Site Context

## Landscape

**44** In 2009 White Young Green (WYG) prepared a detailed Landscape and Visual Assessment of land at Sandleford Park. The Assessment was prepared in dialogue with West Berkshire Council and provided part of the evidence base to support the formal allocation of the site as a strategic site within the Core Strategy.

**45** The approach to the development of the site and the incorporation of green infrastructure into the Masterplan Framework will have a fundamental effect on how the development of the site will be viewed and perceived.

**46** Adverse visual impacts can largely be avoided through the sensitive location of development toward the less visually intrusive north-western part of the site.

**47** There will inevitably be changes in the landscape character of the site. However, development designed to fit within the existing landscape framework of the site can maintain the legibility and identity of the landscape.

**48** The measures identified above illustrate how development offers the potential to complement the landscape framework of the site.

**49** The Sandleford Park site requires little further visual mitigation due to the existing strong landscape framework. This will allow the focus of the landscape strategy and Masterplan Framework to be on landscape amenity, biodiversity and landscape management.

**50** There are two principal elements to consider in terms of the landscape and how the site can be sensitively developed; the landscape character and the visual analysis.

**Picture 1** Public footpath through the site from Sandleford Priory to Wash Common



**Picture 2** Wetland within the central valley



### Landscape character

**51** The landscape character of the area is strongly influenced by the pattern of topography, which is dominated by the valley of the River Enborne. Land rises to the south, towards the North Wessex Downs AONB, some 2.5 km to the south west of the site. The topography away from the valley floor is undulating with tributaries to the River Enborne cutting into the rising land away from the river.

## Section D: The Site Context

**52** Land to the south rises for some distance away from the site in contrast to the land to the north. To the north the land rises to a ridge running broadly parallel with the River Enborne. Monks Lane, at the northern boundary of the site, broadly follows this ridge.

**53** The principal urban area of Newbury and the town centre lie to the north of the site beyond this ridge with the Wash Common area to the southern side of the ridge. Other uses typical of the urban edge are also located on the top of the plateau, for example, the rugby ground, medical centre, Newbury College, hotel, retail area and recycling centre. A significant proportion of the settlement to the south of the ridge, including the site, is not immediately apparent because it is absorbed into the landscape by the woodland.

**54** Much of the woodland in the area has been designated as ancient woodland including all the woodland in the northern part of the site. All woodland areas at the site are designated at a local level as Local Wildlife sites.

**55** Vegetation is an important landscape feature across the landscape to the south of Newbury. The landscape pattern of the area consists predominantly of irregular blocks of deciduous woodland and this continues on the northern edge of the River Enborne, enclosing the site.

**Figure 3 Extract from WBC Landscape Sensitivity Study,  
Newbury: Local Development Framework**

LLCA18D: Sandlesford Park



*Sandlesford Park* is characterised by a flat topped ridge in the north, falling south to the Enborne valley, partly overlain by parkland. The area appears quite wooded, but there are large open areas with long views out and in. The LLCA is dominated by large scale development on the high ground to the north.

### Visual Analysis

**56** The visual appraisal of the site and its context is based on a desk study and field surveys. It identified a number of locations from which the site and the proposed development site is potentially visible.

#### The B4640 (Newtown Straight) and adjacent properties

**57** Mature trees, tall hedgerows and mature woodland form an almost continuous band of vegetation in the middle distance and along the horizon in the view. Where there are views towards the site from the B4640 (Newtown Straight), and a number of residential properties adjacent to the road, it is the mature woodland within the site which is visible, including Gorse Covert and High Wood. This woodland obscures potential views of the pasture to the north within the site.



## Section D: The Site Context

### Sandleford Priory and the A339

**58** The vegetation pattern and landform of the site and adjacent land to the southeast define the extent of the area visible from Sandleford Priory and the A339. Gorse Covert, High Wood and woodland along the River Enborne form the horizon in view and obscure views of the site beyond. Landform in the middle distance also obscures a proportion of the land surface within the area identified for landscape enhancement. It also defines the extent of the site visible to the east of High Wood.

### Monks Lane

**59** Views available from publicly accessible locations along Monks Lane are related to the existing screening provided by the tall hedgerow along its southern side. Views from the majority of vehicles and pedestrians along the southern side of Monks Lane are restricted to gaps in the hedgerow at the two field gateways.

**60** There are private views from a group of properties along Monks Lane. These views are limited to first and second floor windows due to the screening provided by highway boundary vegetation along Monks Lane.

### Wash Common and Wildwoods

**61** The vegetation pattern of mature woodland and parkland near Wash Common define the views available from the minor road and properties to the west of the site. Mature trees, tall hedgerows, mature woodland and landform combine to contain the extent of views. Where the site is visible from residential properties and the school at Wash Common, only a small part of field within the site can be seen.

**62** The site occupies a relatively small part of many of the views available, but it does contribute to the sense of open space, which is limited in such a heavily wooded landscape.

**63** There are views of the site available from several residential properties at Wildwoods and Wash Common; the adjacent school; and from public footpath GREE/9/1 adjacent to and within the site.

Picture 3 Entrance to Sandleford Priory (now St. Gabriel's School)



Picture 4 Monks Lane



## Section D: The Site Context

### Ecology

**64** In 2008 White Young Green (WYG) carried out an Ecological Scoping/Extended Phase 1 Habitat Survey to assess the ecological value of the site and explore opportunities for ecological enhancement as part of its future development. The result of this survey has been discussed with the Council's ecologist.

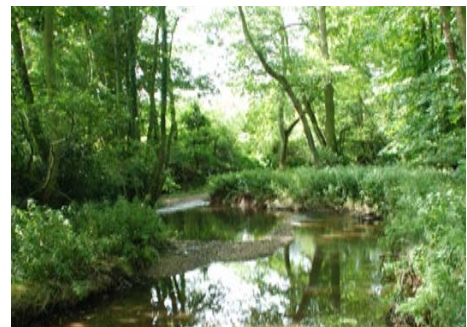
**65** The ecological value of the site does not prohibit its development. However, there are a number of key features which will need to be carefully considered in bringing forward development in the design, layout and future management of the site.

**66** In summary, the site generally is considered valuable at the District Level, in terms of the influence of Sandford Park on the surrounding landscape and in particular the interaction of the species and habitats on this site with those surrounding it.

**67** Particular features of the ecological value include:

- Both the existing trees and woodland areas.
- The wetland grasslands, in particular those in the central valley and at the southern end of the site.
- The grassy banks/tracks and hedgerows.
- Water features within the site, in particular the section of the River Enborne along the southern boundary and the springs in the central valley.
- Flora given the presence of botanically richer areas to the south and east of Sandford Park.
- The presence of a number of species of animals within the site including bat, badgers, birds and invertebrates.

Picture 5 Brook at southern boundary of site



### Access

**68** The site is in an accessible location with potential for good links to the town centre to the north and the wider area using a range of modes of transport in particular pedestrian, cycle and public transport. There is also the potential to improve existing links.

#### Highway Network

**69** Monks Lane runs east-west along the north of the site and presently demarks the edge of residential development to the south of Newbury. On the western end of Monks Lane a double mini roundabout junction is formed with the A343 Andover Road. Andover Road leads north-east into Newbury town centre. To the south west the A343 gives access to the A34 Newbury Bypass and further afield to Andover.

**70** The A34 Newbury Bypass leads north to the M4 giving access to the east and west of England. In addition the A34 enables vehicles to travel west along the A4 to Marlborough and Swindon. The A34 continues north to Oxford. To the south the A34 leads to Winchester and Southampton.

## Section D: The Site Context

**71** At the eastern end of Monks Lane lies a 4 arm roundabout giving access to the A339. The eastern arm provides a link to Newbury Retail Park, including Tesco superstore. To the south the A339 continues to Basingstoke and the M3. To the north the A339 gives access to Newbury Town Centre and joins the A4; both east leading to Thatcham and Reading, and west to Hungerford. The A339 continues north joining the A34 Newbury Bypass leading to the M4 and Oxford.

**72** Just to the west of the Monks Lane / A339 junction lies a smaller 4 arm roundabout. The southern arm provides access into the Newbury College site. The northern arm links onto Newtown Road which leads directly into Newbury Town Centre.

### **Bus Services**

**73** A number of local buses run close to the site providing links to Newbury Town Centre and further afield, including a regular service to Basingstoke and Greenham Business Park.

### **Rail Access**

**74** Newbury rail station lies on the Berks & Hants Line with regular services throughout the day (frequency 30 – 60 minutes) into Reading and London Paddington and services to the west linking with Bedwyn and Exeter.

**75** The rail station is approximately 1800 metres from the centre of the site, within the recommended maximum walking distance of 2000 metres.

## Section D: The Site Context

### Cycle Access

**76** Cycle routes include an off carriageway cycleway which runs along the southern side of Monks Lane immediately adjacent to the site. A cycle path runs alongside the eastern side of the Newtown Road giving access to Newbury town centre and onwards into north Newbury. The National Cycle Route 4 lies approximately 2300 metres to the north of the site and runs from London to Fishguard. There are also a number of lightly trafficked roads suitable for cycling in the local area.

### Pedestrian Access

**77** A Public Right of Way runs across the centre of the site from Warren Road at the western boundary of the site to the A339 Newtown Road at the eastern boundary of the site (See figure 1). All of the major roads surrounding the site have footways on at least one side.

**78** A signal controlled crossing facility is provided on Monks Lane to the immediate west of Rupert Road. This crossing enables access to the northern bus stop on Monks Lane and further afield to the town centre.

**79** Signal controlled pedestrian facilities are provided on the A339 Newtown Road in close proximity to the roundabout junction with Monks Lane providing access to the eastern bus stop on the A339 and the Tesco superstore further to the east.

Picture 6 Public footpath runs from Warren Road to A339, Newtown Road



Picture 7 Public Right of Way off Warren Road



Picture 8 Footpath/cycleway along Monks Lane



Picture 9 Signal controlled crossing at Monks Lane



## Section D: The Site Context

## Hydrology and drainage

**80** The Environment Agency's (EA) website flood risk map shows the site to lie almost entirely within Flood Zone 1 (low probability – likelihood of flooding less than 1 in 1000 annual probability of river flooding in any year) with a very small part of the site in Flood Zones 2 and 3 adjacent to the northern bank of the River Enborne on the southern boundary of the site.

## Archaeology and Heritage Assets

### Archaeology

**81** The site and surrounding areas have been the subject of a number of archaeological assessments over the years, none of which has identified significant archaeological remains or features. However, a more specific archaeological assessment of the site was commissioned in April 2012 and undertaken by consultants GK Heritage. As part of the assessment all previous work relating to the site and surrounding area was revisited. The report findings were discussed with the Council's planning and archaeological officers and it was agreed that a geo-physical survey of a large part of the area identified for development should be undertaken to provide additional certainty that significant archaeological features are not present.

**82** A Written Scheme of Investigation (WSI) was prepared by GK Heritage and agreed by the Council and the geo-physical survey took place in December 2012. In summary, the survey found little evidence to support the likely existence of significant archaeology but some possible 'features' were noted and it is recommended that these are subject to 'trial trenches' as a further stage of evaluation.

**83** The Archaeology and Cultural Heritage Assessment for Sandleford concluded that there was some potential for disruption to sub-surface (archaeological) assets. There was potential for prehistoric, Romano-British and medieval activity. The report recommended that archaeological investigation be carried out over all areas that will see substantive landscaping and development. This should be undertaken before any development takes place and can be controlled by means of a planning condition attached to any future planning permissions for works affecting the sub-surface of the ground.

### Heritage Assets

**84** There are a number of heritage assets in close proximity to the site, most notably the Grade I Listed Sandleford Priory (now St Gabriel's School) together with the wider Grade II Registered Park and Garden that surrounds the former Priory (the location and extent of both are shown in Figure 4). The relationship between these features and the site, particularly the southern part which is visible from the Priory, has also been the subject of detailed analysis, mainly as part of the previous Local Plan process. At the early stages of the Core Strategy process it was established that any significant built development on the southern part of the site would be likely to result in an unacceptable impact upon the heritage assets and should be avoided. This principle has guided both the Core Strategy policy for the site and the detail set out within this SPD.

**85** A Conservation Audit prepared in August 2012 by consultants Asset Heritage includes a detailed assessment of the site and the contribution it makes to the designated heritage assets, in particular the Priory and Registered Park and Garden. Having analysed the available information, the Audit concludes that the southern part of the site is indeed important to the setting of the Priory, forming part of its landscape setting. To allow any development which would materially harm the setting of The Priory or the setting of the Registered Park and Garden would clearly be inappropriate. Whilst



## Section D: The Site Context

the area has a parkland-like feel to it the Audit supports the view that the southern part of the site is not a 'Capability' Brown landscape, unlike the other side of the A339 surrounding the Priory which most certainly was designed by Brown. However, this site abuts the walled former kitchen garden which is the only element of the Registered Park and Garden on the western side of the A339. The identification of the southern part of the site as a proposed Country Parkland is appropriate as an informal recreational area, although care will still be required in determining any specific uses for the area especially if associated paths and structures are required. This is especially the case for any proposals in the vicinity of the walled former kitchen garden.

**86** By contrast the Audit confirms that the northern and western parts of the site are not constrained in the same way due to: the lack of intervisibility between them and the Listed Buildings and Registered Park and Garden; and the impact of the surrounding development (the college, rugby club, Park House School and residential development). Therefore the proposed development of the northern and western areas is justified subject to the provisions of Policy CS3 and the requirements of this SPD.

Picture 10 Grade I Listed Sandlesford Priory (now St Gabriel's School)



## Arboriculture

**87** An arboricultural assessment of the site was carried out by Barrell Tree Consultancy in Spring 2012. This report provided baseline information on the value of woodland and existing trees on the site together with general guidance on how the trees can be successfully incorporated into the development. This identifies that there is a high proportion of good trees, groups and woodland within the site. As most of the trees are of individual quality and also significant landscape value, there is very limited scope for removals without significantly adversely affecting the local character. Where specific trees have been identified as being of a lower individual quality there may be scope for their removal.

## Section D: The Site Context

Picture 11 Woodland



### Infrastructure

**88** Water, gas, electricity and BT services are present within locations which may be affected by the construction of new development, and it is likely that such services will need to be protected, lowered or diverted.

**89** Preliminary investigations have identified a potential location for connection to the existing medium pressure gas main within Monk's Lane.

**90** A comprehensive Infrastructure Delivery Plan (IDP) was prepared to support the delivery of the 10,500 new homes allocated within the adopted West Berkshire Core Strategy to be built between 2006 and 2026. The IDP includes details of all of the infrastructure identified by West Berkshire Council and other service providers in three schedules – critical, necessary and preferred infrastructure.

**91** The specific infrastructure requirements for Sandleford Park were assessed as part of the preparation of the IDP. These are set out in summary form as Appendix 3: 'Sandleford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan' with the full IDP available from the West Berkshire Council website at [www.westberks.gov.uk/idp](http://www.westberks.gov.uk/idp).

**92** The starting point for the infrastructure provision for Sandleford Park is the policy which allocates the site and sets out the delivery parameters – policy CS3 of the Core Strategy. If changes are made to the delivery of the site, or to the evidence base which underpins the policy requirements, then the infrastructure requirements may need to be updated. This could be the case for example, for highways infrastructure. If alternative or additional accesses are shown to be deliverable, then the impact on the highways network may be different from that already modelled and the IDP will need to reflect these changes.

**93** A Superfast Broadband Strategy Statement will be expected with all planning applications on this site. The statement shall outline how the developer will provide a development which facilitates the highest available headline speed of broadband and explains what discussions have taken place with the Operators in advance of submitting a formal planning application.

## Section D: The Site Context

### Education

**94** Education provision will need to be provided to meet the full requirements of the development. There is insufficient capacity in the local area to allow growth of existing primary educational facilities therefore the impact will have to be met from the occupation of the first dwelling.

### Ground Conditions

**95** The geological plan indicates the presence of an unknown thickness of sand and gravels underlying the site. The geological report for the site indicates that the site is underlain by Barton, Bracklesham and Bagshot Beds that predominantly comprise alternative beds of sands and clays which are underlain by London Clay and then Chalk.

**96** Due to these deposits at the Sandlesford Park site, and the policies within the Replacement Minerals Local Plan that relates to these minerals, any future application on the site will therefore need to give full consideration to the issues surrounding mineral safeguarding in accordance with planning policy. This will include a full assessment of the potential, of extracting some, or all, of the underlying sand and gravel deposits which could be used in the construction works to prevent the unnecessary sterilisation of the minerals whilst not creating a presumption that the identified minerals will be worked.

**97** The site is not in an area impacted by coal mining although Chalk and Fullers Earth mining is known to have taken place in the local area.

**98** The site is undeveloped and as such past use of the site is unlikely to have resulted in significant ground contamination.



## Section D: The Site Context

### Renewable Energy

**99** West Berkshire district is one of the highest energy users in the South East and is within the upper quartile of Local Authorities for carbon dioxide emissions within the region. Whilst there may be a number of district specific contributory factors involved, the Council is committed to carbon reduction, sustainable construction and renewable energy generation. A key objective of the Core Strategy is therefore to exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt and mitigate the impacts of climate change. The Council has also adopted a policy within the Core Strategy (Policy CS15) that aims to ensure ever greater levels of sustainability.

Picture 12 Photo-voltaic roof panels



**100** The targets for Sandleford Park in respect of carbon dioxide, Code for Sustainable Homes/BREEAM ratings will need to accord with policy CS15 of the Core Strategy. They will however, need to be reviewed at regular intervals over the life of the build as Government policies and targets evolve.

### Opportunities and Constraints

**101** Based on the site context set out in this section there are a number of development opportunities and constraints. These are shown on the Opportunities and Constraints plan at Figure 4.

**102** The site is extensive and there are substantial areas of flat and gently sloping unencumbered land, which is relatively easy to develop for a variety of urban land uses including housing, education, retail and community uses in addition to public open space including Country Parkland.

**103** The site is largely contained in a secluded valley setting and the surrounding urban development restricts long distance views into the area, with the exception of limited views from the A339/Sandleford Priory looking west.

**104** The site's existing topography and landscape features can be used to contain the development in visual terms and also integrate the development into the character of the area and add interest.

**105** There are opportunities for increased public use and the integration of open recreation uses in the site including new Country Parkland with some managed access to the woodland areas.

**106** The site has good accessibility to local and town centre services, public transport services, the mainline railway station; employment opportunities; and the strategic road network. Locally this includes:

- (i) Wash Common Local Centre;
- (ii) The Falkland Surgery;
- (iii) Park House School and Sports College;
- (iv) Falkland Primary and St Gabriel's Schools;
- (v) Newbury College;

## Section D: The Site Context

(vi) Newbury Rugby Club; and

(vii) Retail Park and Superstore (Tesco), east of Newtown Road.

**107** Development of the site would also provide the opportunity to enhance and extend the existing bus services from this part of the town to the town centre and wider area.

**108** The site is largely unaffected by major constraint factors, such as flood risk, archaeology and ground conditions / contamination.

**109** With appropriate upgrading the local infrastructure can accommodate the new development. Further details about the infrastructure improvements are set out in the accompanying infrastructure schedule at Appendix 3: 'Sandford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan' and within the IDP which supports the Core Strategy.

**110** Parts of the site are likely to be of ecological significance and may contain protected species which will need to be protected and managed.

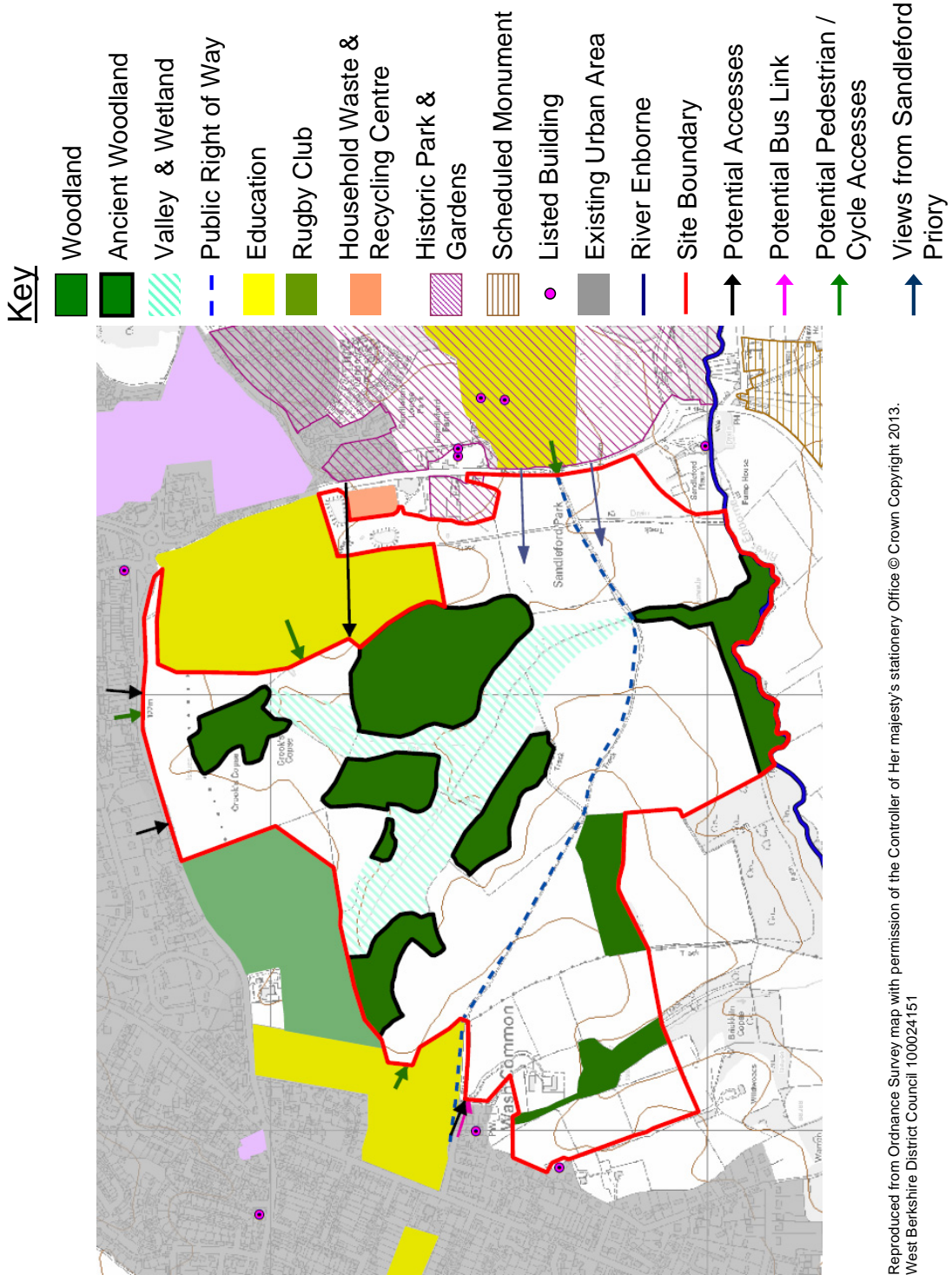
**111** Development of the site will result in additional traffic loads particularly affecting Monks Lane, the A339 and Andover Road (A343).

**112** There are opportunities for on-site renewable energy generation embedded within the built form.

**113** These opportunities and constraints are key matters to be taken into account in determining a sustainable approach to masterplanning and designing the site. Details of how these can be achieved are set out through a series of development principles in 'Section F: Development Principles' of this SPD.

Section D: The Site Context

Figure 4 Opportunities and Constraints Plan



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## Section E: Community Engagement

### Section E: Community Engagement

**114** Consultation and stakeholder engagement is a vital part of the production of any planning document and a Statement of Consultation has been prepared alongside this SPD in accordance with the 2012 Regulations. The Statement of Consultation sets out:

- Who has been consulted during the preparation of the SPD;
- A summary of the main issues raised; and
- How these issues have been addressed in the SPD.

#### Stakeholder Event

**115** An event for key stakeholders was held on 16 October 2012, the purpose of which was to discuss the next steps in the planning of the Sandford Park development, and to give stakeholders an opportunity to give their early comments. The event included representatives from Newbury Town Council, Greenham Parish Council, local churches, local schools and Newbury College, sports clubs as well as local ward Members. Background information about the site was sent out in advance in the form of a briefing note.

**116** Presentations from West Berkshire Council and from the site promoters were given. These emphasised that the principle for development on the site had already been agreed and focused instead on:

- The technical work that has been carried out to date,
- A discussion about detailed options for the way in which the site could be delivered, and
- Information about the proposed next stages of the planning process including further consultation events.

**117** The presentations were followed by a question, answer and comment session. The issues raised and how the issues were taken into account have been set out in full in the accompanying Statement of Consultation.

#### Public Consultation Event

**118** A community planning event was held at Newbury Rugby Club on 25 October 2012. This was run as a drop-in event between 2pm and 8pm and was widely advertised, including a leaflet drop to the houses in close proximity to the site, posters in local shops and libraries and a press release.

**119** Exhibition boards were prepared by officers, which included questions on each topic for people to add their comments on post-its. A comment form was also prepared, setting out the questions from the exhibition boards, with a space for further comment. These could either be completed at the event and left in a comment box, or returned to the Council at a later date. The form was also available to be completed on-line. The exhibition boards are available on-line on the Sandford webpage at [www.westberks.gov.uk/sandford](http://www.westberks.gov.uk/sandford).

## Section E: Community Engagement

Figure 5 Feedback form

The image shows a feedback form with the following sections:

- Conditions, facilities and services:** Contains questions such as "How well did the site meet your needs?", "How well did the site meet your needs for people with disabilities?", "How well did the site meet your needs for people with children?", "How well did the site meet your needs for people with dogs?", "How well did the site meet your needs for people with bicycles?", "How well did the site meet your needs for people with pushchairs?", "How well did the site meet your needs for people with strollers?", "How well did the site meet your needs for people with prams?", "How well did the site meet your needs for people with baby carriages?", "How well did the site meet your needs for people with baby buggies?", "How well did the site meet your needs for people with baby carriers?", "How well did the site meet your needs for people with baby carriers?", "How well did the site meet your needs for people with baby carriers?", "How well did the site meet your needs for people with baby carriers?"
- Any other comments:** A large text area for additional feedback.
- About you:** A section for personal details including name, address, phone number, and email.

**120** The event was well-attended with about 350 people attending in total. Officers from West Berkshire Council, as well as from the site promoters were in attendance throughout the event to assist people with information, to answer questions and to discuss issues and ideas.

**121** The responses received during and after this consultation event raised important issues which have been taken into account in the future planning of the site. The issues raised and how the issues were taken into account have been set out in full in the accompanying Statement of Consultation.

### Statutory Public Consultation

**122** As set out in paragraph 10, the adopted SPD was subject to a 6 week period of consultation, from 22 March to 3 May 2013. This was a statutory period of consultation and was publicised in accordance with the regulations. During the consultation period, a public consultation event was held at Newbury Rugby Club. The event ran from 3.30pm through to 8.30pm and was well attended throughout. Exhibition boards were on display, copies of the then draft SPD and supporting material were available, and officers attended to discuss the SPD and answer questions.

**123** During the consultation, a range of useful comments were received and these have been taken into account in the adopted SPD. The issues raised and how they have been taken forward in the SPD are set out in full in the Statement of Consultation.

## Section F: Development Principles

### Section F: Development Principles

**124** In order to deliver the SPD objectives a number of development principles have been identified. These principles form the framework to developing a masterplan for the site and should be used to inform the design and layout of the development at Sandford Park at both Outline Application and Reserved Matters stages. The Masterplan Framework, set out later in this section, visually illustrates how the principles integrate together to deliver the final development.

**125** The principles set out within this document should be used as a starting point and applicants will be expected to develop and refine the principles and demonstrate how they have been taken into account during the planning application stages within the comprehensive Masterplan, the Design and Access Statements and any other supporting documentation.

**126** The principles do not form new policies for the site but add detail to policy CS3 of the Core Strategy and aim to establish the Council's expectations for the development on matters such as masterplanning, design quality and infrastructure. Compliance with this SPD will be a material consideration in the determination of the planning application and its implementation.

**127** The development principles have been broken down into categories as follows:

- S - Single Planning Application
- L - Landscape and Heritage
- E - Ecology and Wildlife
- A - Access and movement
- H - Hydrology and drainage
- P - Public open space and recreation
- R - Renewable Energy
- N - Neighbourhoods
- F - Community facilities and services
- U - Urban design principles
- C - Character and appearance



## Section F: Development Principles

## S. Single Planning Application

**S1. The Council requires proposals for the site to be brought forward by means of a single planning application for the site in order to achieve a comprehensive development and to ensure the timely provision of infrastructure, services, open space and other facilities in a properly coordinated fashion.**

The Core Strategy allocates Sandleford Park as a single site to ensure the optimum approach to the development and to deliver one community. A single application will therefore enable a holistic approach to a comprehensive development across the site which maximises its potential as a well-planned and sustainable urban extension.

A single application will also enable the development to be properly assessed as a whole to ensure that it achieves the vision and objectives for the site as set out within this SPD. This will enable the required infrastructure to be properly planned and delivered in an integrated and timely way across the site. It will also ensure that the site is designed as whole in a cohesive manner.

## L. Landscape and Heritage

**L1. The development will have a clear Strategic Landscape and Green Infrastructure Plan for the whole site which integrates the development with the landscape, makes best use of the landscape as a function of the site and shows how the built form and open spaces will be designed and managed. This plan will accompany the planning application.**

The Strategic Landscape and Green Infrastructure Plan will set the framework for the whole site and will contribute to the provision of a strong sense of place and local distinctiveness which responds to local character and history. It will need to be agreed with the Council early in the process and should be implemented from the beginning of the development. The Strategic Landscape and Green Infrastructure Plan should incorporate the principles set out under E1; H2 and H3; P1 and P3.

As a minimum the Strategic Landscape and Green Infrastructure Plan should be informed by the following documents:

- Landscape and Visual Impact Assessment,
- Strategic Ecological Enhancement Plan,
- Historic Conservation Plan / Heritage Impact Assessment,
- Public Open Space Strategy;

and should follow the Principles set out in the following categories L - C.

The Strategic Landscape and Green Infrastructure Plan will provide details on the Country Parkland and SuDS, non-vehicular access, strategic planting, green links and recreation and open space provision at a strategic level for the whole site.

## Section F: Development Principles

**L2. To assist in delivering the details within the Strategic Landscape and Green Infrastructure Plan each character area and phase of the site will have a detailed Landscape and Green Infrastructure Design and Management Plan.**

Detailed Landscape and Green Infrastructure Design and Management Plans will be provided for each character area and phase of the development to clearly set out details of the design and management of the landscape and green infrastructure within the developed areas of the site. These will build upon the information set out within the Strategic Landscape and Green Infrastructure Plan but providing greater detail for each phase. The detailed plans will show how each character area and phase will be integrated in to the adjacent character area or phase.

The detailed Landscape and Green Infrastructure Plan will provide details on SuDS, non vehicular access, greenlinks and recreation and open space provision.

The Detailed Landscape and Green Infrastructure Design and Management Plan will include a lighting strategy for the open space links, public open spaces and the Country Parkland edges.

**L3. As part of the delivery of L2, details of the Country Parkland including its design and management will be provided as part of the planning application.**

The Country Parkland is an integral part of the Sandford site and should be considered fully through detailed development proposals as part of the planning application.

Access to the Country Parkland should be delivered early in the development process to assist in integrating the site with the wider area and ensuring protection and management of the woodland and retained open spaces. To ensure this, a detailed Country Parkland Design and Management Plan should be agreed with the Council prior to the first house being built and should be implemented from the beginning of the development. This detailed Country Parkland Management Plan will build upon the information set out within the Strategic Landscape and Green Infrastructure Plan, Heritage Conservation Plan, Strategic Ecological Enhancement Plan and Public Open Space Strategy and should set out details of the landscape, design and management of the Country Parkland. It should also include interpretation of the landscape, historic and ecological history and value of Sandford Park. It should be a ten year document with a review and update every five years.

Picture 13 View across the site towards Park House School





## Section F: Development Principles

Picture 14 View from Slockett's Copse to Gorse Covert



Picture 15 View across the site towards Newbury College



**L4. Where possible, all important existing trees and hedgerows will be retained and integrated into the development. All areas of woodland including ancient woodland will be retained and protected.**

- a) Set backs from woodland - a 15m buffer zone will be provided from all woodland on the site. This will be measured from the centre of the trunk of the trees on the edge of the woodland.
- b) Use of set backs / buffer zones - development of roads or buildings will not be permitted within the buffer zones. They can be used for informal recreation and planting and informal footpaths. Services will only be permitted in buffer zones if they do not impact on root protection zones.
- c) Relationship of residential properties to trees - residential properties will either front or side onto areas of ancient woodland and will be set back from the buffer zones to ensure that they receive sufficient light and do not put pressure to lop or fell the existing trees.
- d) Pedestrian access to woodland / ancient woodland - there will be managed access to the ancient woodland via a series of identified paths and routes. These will integrate into the wider network of pedestrian linkages around the site.
- e) New Planting – as part of the development opportunities should be considered for new areas of group/individual tree planting within the site.
- f) Maintenance of woodland and groups of trees – where trees are very close to areas of intense usage, a high level of maintenance will be required. In areas more distant from people and property, the maintenance can be less rigorous to the benefit of wildlife habitat creation.

## Section F: Development Principles

g) Root protection areas - drainage runs, soakaways and the installation of other services can cause disruption to Root Protection Areas (RPAs) and result in important trees being damaged. All such runs must therefore be kept out of RPAs except where the Council has provided prior written approval.

h) Space to be provided within the development to allow for the proper growth and establishment of both existing and proposed trees.

Picture 16 View of valley corridor



**L5. The development will include measures to ensure that views into and from the site, in particular those from Sandlesford Priory and the A339 will be protected and enhanced.**

### a) Views into the site:

There are a number of potential views into the site which will need to be considered in the design and layout of the site and should be addressed as follows:

- *The B4640 (Newtown Straight) and adjacent properties*

Screen-planting linking the separate copses along the south-eastern edge of the development will screen potential views whilst being consistent with the vegetation pattern of the area.

- *Sandlesford Priory and the A339*

Built form will be concentrated in the northern and western parts of the site with the retention of existing woodland to ensure minimal visual impact. Land to the southeast of the site is visually prominent in views from the Priory and the A339 and this view should be retained. Views from the site to the Priory will also be retained.

- *Monks Lane and adjacent properties*

The retention of existing landscape features and layout of the proposed development will influence the significance of the potential impacts on visual amenity along Monks Lane. Building heights and arrangement of the roofscape will determine how the development is viewed from Monks Lane and these should be designed to ensure minimal visual impact. Long continuous frontages should be avoided.

## Section F: Development Principles

Views into and through the development layout will assist in integrating the development into the urban area. The development layout should provide opportunities for views to the south over the Country Parkland.

Green links should connect Monks Lane with the Country Parkland to the south.

- *Wash Common and Wildwoods*

The vegetation pattern of mature woodland and trees at Wash Common creates an enclosed character. Mature trees and front garden boundary vegetation limit views from Garden Close Lane to glimpses of the larger detached houses set back from the road. Similarly, the detached house at Wildwoods has a well wooded setting with areas of woodland and parkland providing separation from the site.

Potential views towards the site are limited to private views available from the rear of properties at Garden Close Lane, Round End and Kendrick Road. Garden boundary hedgerows and mature trees largely obscure views towards Kendrick Road and the site from these properties.

Publicly available views are limited to those from a short section of Kendrick Road, from public footpath GREE/9/1 within the site, along Warren Road, and from the Park House School. From Kendrick Road the views are glimpses between trees along the site boundary where only a small part of the site can be seen.

### b) Timing of strategic planting:

The strategic planting will take place in the first phase of development to ensure that it is well established to provide screening or enhancement to the later phases.

Picture 17 View from the college towards Crook's Copse



**L6. The site will have a series of green links and spaces through the development areas to avoid large areas of built form, promoting cycle and pedestrian access through the site.**

### a) Layout of green links:

The development will include a network of green links which will be in accordance with the Strategic Landscape and Green Infrastructure Plan and follow a pattern the same or similar to that shown on the Landscape Framework (Figure 6).



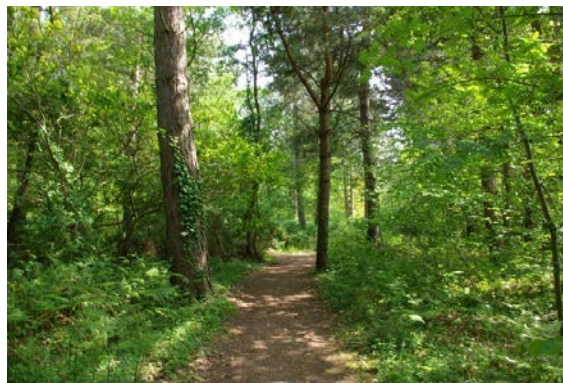
## Section F: Development Principles

These links make connections via paths and open spaces throughout the site between the wider urban area, the Country Parkland, the areas of ancient woodland, the school and the areas of children's play.

Close working with the Council at pre-application stage will be crucial to the success of the development, particularly when designing the green links and informal footpaths.

### b) Green links in residential areas:

Green links will be provided within the residential areas as part of the wider pedestrian and cycle network across the site. They will contain areas of informal open space and planting to create spatial variation between development, areas of benefit to the community and to encourage ecological migration through the site. Buildings will either front or side onto the green links to ensure that they are safe and secure routes. Lighting will be carefully considered to balance the safety of people and the ecological value of the links.



Picture 18 There will be pedestrian access to the woodland using a network of managed paths

### c) Materials and design:

The green links will be different in character from the footpaths alongside roads and will utilise natural materials where possible. The links will include SuDs elements such as swales and ponds.

The green links will be designed as part of the Detailed Landscape and Green Infrastructure Design and Management Plans for the developable area of the site. They should reflect and make a contribution to the changes in urban character over the developable part of the site and create a series of varied linked spaces (such as green corridors, planted squares and avenues and courtyards).

**L7. Details of the design of the Valley Access Road will be provided as part of the planning application.**

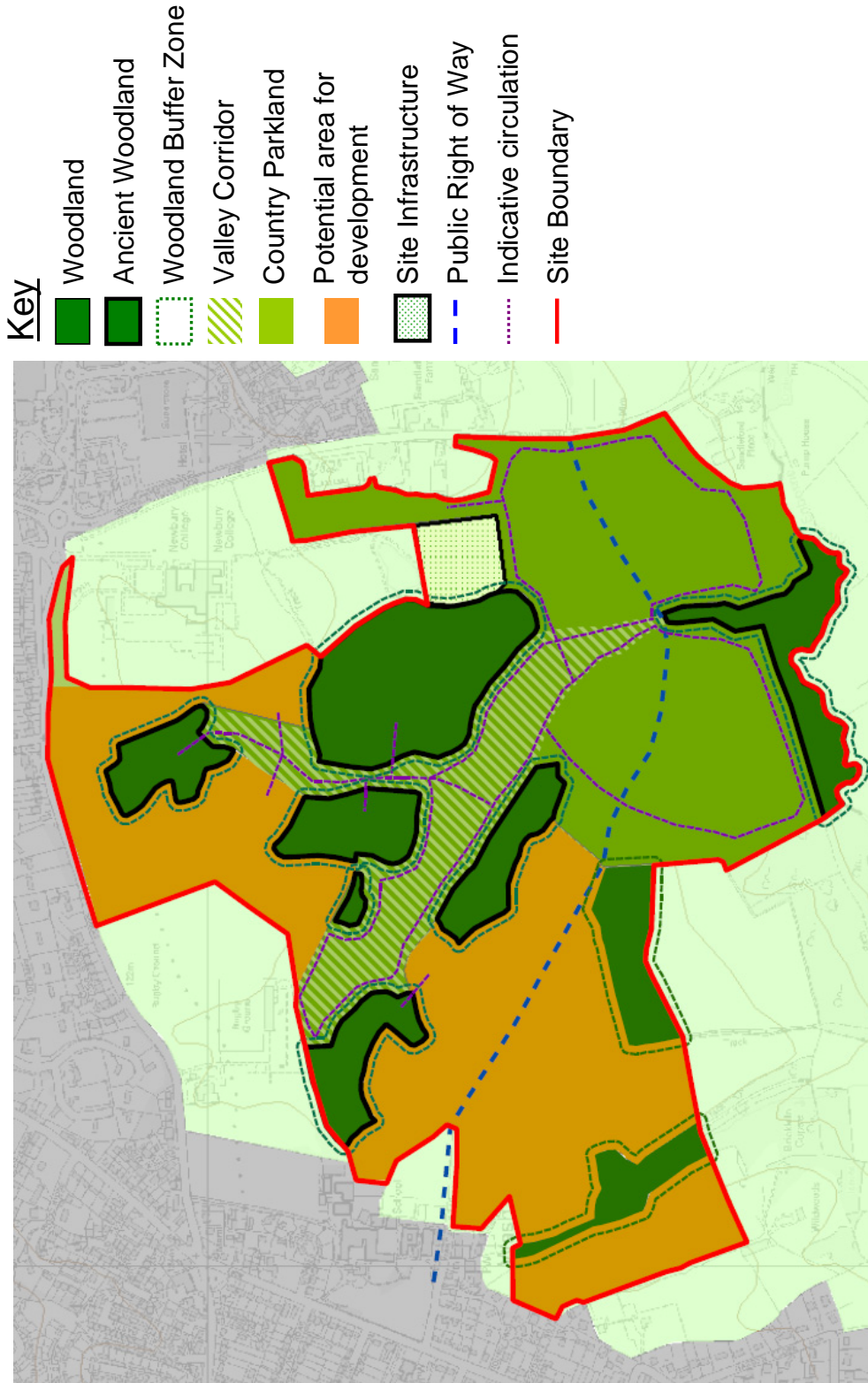
The design of the access road across the wet valley is crucial to maintaining the landscape character of the valley. The views up and down the valley should not be lost and lighting should be kept to a minimum to maintain a dark north/south corridor. It should be designed to respond to the landform and minimise damage to the tree cover on the valley sides.

**L8. The impact of any development on designated heritage assets and their setting will be considered through a Landscape and Visual Impact Assessment and a Heritage Impact Assessment to be agreed with the Council through the planning application process.**

The Sandlesford Park site is in close proximity to a number of Heritage Assets which include the former Sandlesford Priory which is a Grade 1 listed building and the wider Grade 11 Registered Park and Garden. The development and the Country Parkland must both conserve and enhance the heritage assets and their setting in accordance with policy CS19 of the adopted Core Strategy and be designed to incorporate historic landscapes and views into the scheme layout. Any conflict between the conservation and enhancement of the heritage asset and the development should be avoided or minimised.

Section F: Development Principles

Figure 6 Landscape Framework Plan



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## Section F: Development Principles

### E. Ecology and Wildlife

#### E1. The site will actively manage and promote ecology and biodiversity within the site.

The site is located within the Greenham and Crookham Plateau Biodiversity Opportunity Area, and will deliver strategic biodiversity enhancements in accordance with Policy CS18 of the Core Strategy. The following key aspects of the site will provide opportunities for ecological enhancement within Sandford Park:

- Management of existing woodland areas and planting of new woodland areas.
- Management and enhancement of existing watercourses.
- New public open spaces including the Country Parkland.
- Management and enhancement of existing and new hedgerows and trees.
- Management and enhancement of existing wet meadows and creation and management of new wildflower meadows.
- Management and enhancement of existing and creation of new ponds.
- A new community orchard using species local to Berkshire.
- Creation and management of new green links throughout the development which incorporate landscape planting and suds features such as swales and wetlands.

Picture 19 Image of a traditional Orchard in bloom



The planning application will be accompanied by a Strategic Ecological Enhancement Plan for the site.

#### E2. Management and protection of ecology through the development process.

All existing features of ecological value on the development site potentially affected by the development works will be maintained and adequately protected during site clearance, preparation and construction works. Details of this will be provided as part of the submission of the planning application at the outline and reserved matters stages.

## Section F: Development Principles

**A. Access and Movement**

**A1. The layout and design of Sandleford Park will promote a hierarchy of streets, spaces and routes which create a legible and permeable place.**

**Vehicular Access**

The principal vehicular accesses into the site will be from Monks Lane. Adequate frontage exists along Monks Lane to enable accesses to be provided within highway land and the land controlled by the land owners and the Highway Authority. Opportunities for other accesses should also be explored as part of the planning application process in order to ensure good permeability through the site. Evidence suggests additional accesses onto the A339 (close to the Household Waste Recycling Centre (HWRC)) and an all vehicle access link through Warren Road would be beneficial. It is the Council's preference that the following are explored to maximise opportunities for permeability through the site:

- An all vehicle access onto the A339 close to the Household Waste Recycling Centre (HWRC).
- An all vehicle access link through Warren Road.

**Cycle and Pedestrian Access**

Internal pedestrian and cycle routes will link into Newbury's existing walking and cycling networks, with access to the A339, Monks Lane, Warren Road, Andover Road and Newtown Road. A western route will be provided along Warren Road giving access to the A343 Andover Road. In addition improved linkages to existing services and facilities will be provided, including direct links to Newbury Rugby Club, Newbury College and Park House School, and wider links to Newbury Town Centre and the Railway Station.

**Picture 20** There will be a number of green links for pedestrians and cyclists within the site



**A2. The scheme will integrate with the existing surrounding development to ensure connections to the wider area.**

The important connections to promote and enable are to the following destinations:

- Wash Common shopping parade
- Newbury Retail Park
- Newbury Rugby Club
- Greenham Common
- Greenham Business Park
- Education facilities (for example Newbury College, St Gabriel's School and Park House School)



## Section F: Development Principles

- Health facilities (for example Falkland GP Surgery and pharmacy to the north west of the site).
- Newbury town centre and its facilities to the north of Monks Lane, including the rail station.

Opportunities will be sought for direct pedestrian and cycle access from the development site to these connections to encourage people to walk and cycle to them.

### **A3. Sandlesford Park will promote alternative forms of transport to the private car.**

The design of the site will encourage walking, cycling and the use of public transport for local and regular journeys. This will include the consideration of the distance of residential properties to the nearest bus stop<sup>(1)</sup>, schools and local shops. The location of these facilities should be carefully considered to maximise the use sustainable and low carbon modes of travel.

Cycle parking should be provided throughout the site in line with West Berkshire Council's cycle parking guidance.

As well as the appropriate physical design of the site, the development will be supported by a Travel Plan. The minimum requirements for a Travel Plan are included at Appendix 2: 'Site Travel Plan Requirements for Sandlesford Park' and should not be seen as being exhaustive or restrictive.

### **A4. The layout of buildings and spaces will lead to a connected and safe neighbourhood where pedestrians and cyclists have priority and the impact of vehicles is kept to a minimum.**

The design of streets will take into account their function (particularly including the requirements of pedestrians and cyclists) and the type, density and character of the development. Reference will be taken from the Character Areas section of this SPD which includes proposed street typologies as well as the Quality Design – West Berkshire SPD Part 2 Residential Development and Manual for Streets.

### **A5. Car Parking and Cycle Parking will meet the needs of residents and visitors.**

The level of residential car parking will be set to reflect national policy and take into account such things as the location and mix of dwelling types and the local levels of car ownership, and design will reflect principles set out in Manual for Streets.

Parking standards for education, commercial and community facilities will need to be discussed and determined on a case by case basis.

<sup>1</sup> Institute of Highways and Transportation (IHT) recommendation for distance to a bus stop from residential properties is up to 300 metres



## Section F: Development Principles

### **A6. The design of buildings and spaces will be accessible to all members of the community.**

The Disability Rights Commission guidance on Inclusive Design should be followed to ensure compliance with the Disability and Discrimination Act 1995.

The principles which should be considered are that inclusive design should:

- Provide equitable access;
- Allocate appropriate space for people;
- Include appropriate provision of lifetime homes;
- Ensure ease of use, comprehension and understanding;
- Require minimum stress, physical strength and effort;
- Achieve safe, comfortable and healthy environments.

**Picture 21 Buildings will be designed to allow access for all aspects of the community**



Details of how inclusive design has been achieved should be set out within the Design and Access Statement which forms part of the planning application.

## Section F: Development Principles

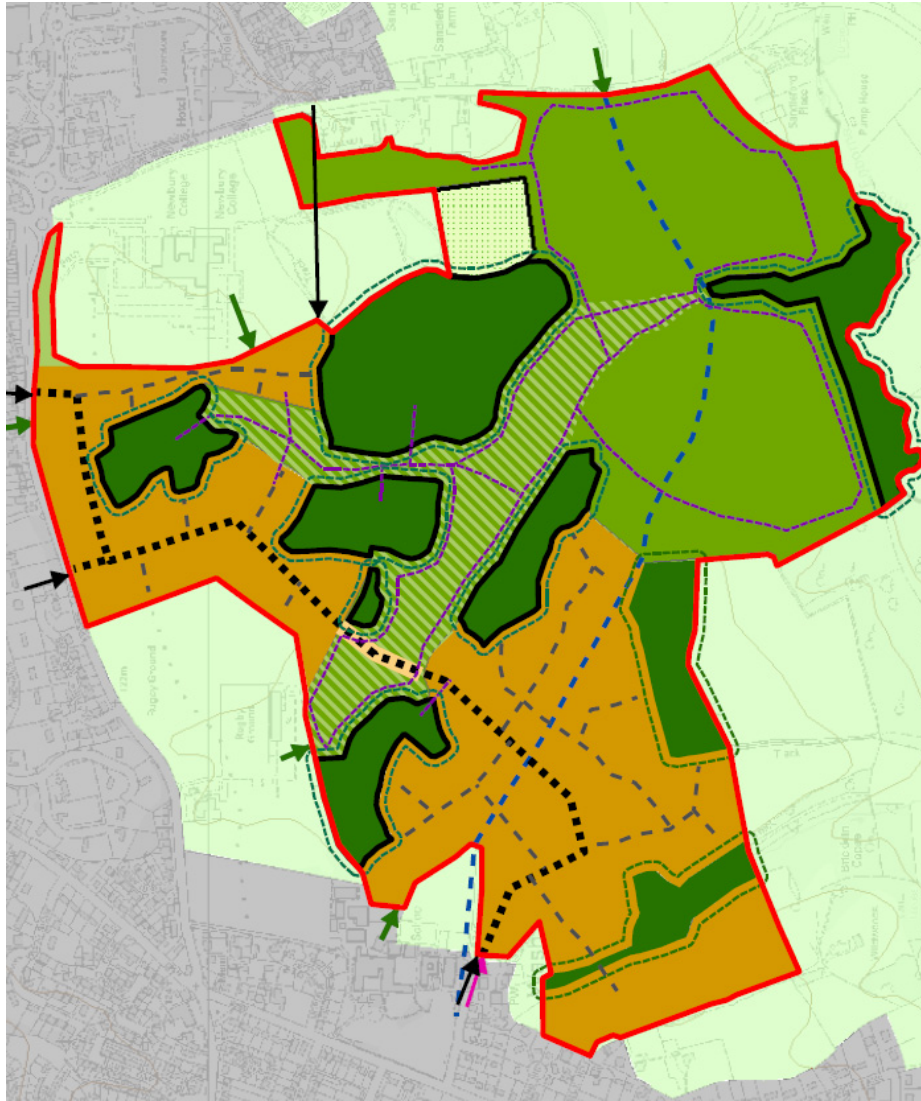
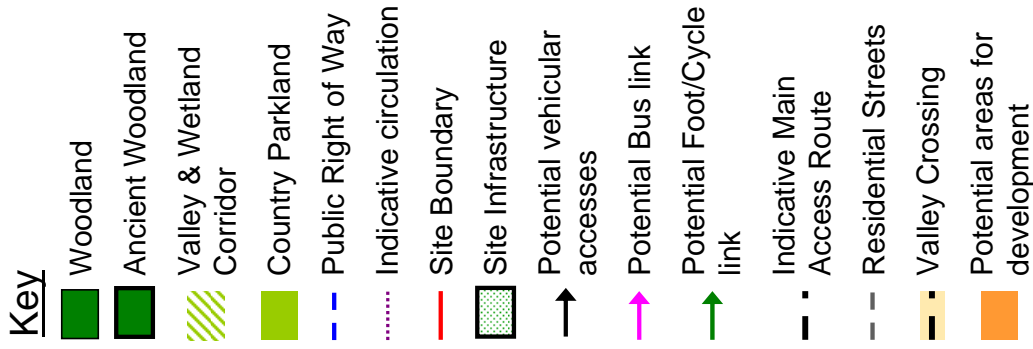


Figure 7 Access and Movement Framework

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## Section F: Development Principles

## H. Hydrology and Drainage

**H1. Surface water drainage methods shall ensure that volumes and peak flow rates of surface water leaving Sandleford Park are no greater than the existing greenfield run-off rates.**

The site is currently greenfield and the proposed new development will increase the impermeable area. In order to comply with Core Strategy policy CS16 and meet the Environment Agency's (EA) requirements, surface water discharge from the site should not be increased, and every opportunity should be taken to reduce the run-off rate below the existing.

**H2. Surface water drainage shall be managed with a variety of Sustainable Drainage Systems (SuDS).**

Surface water drainage should utilise a range of Sustainable Drainage Systems (SuDS) which could include source and site control measures such as car park drainage, green roofs, swales, wetlands, attenuation ponds and detention basins (both dry areas and with ponds).

The drainage system for the site must have regard to the topography of the site; the land uses both developed and public open space and the existing springs and woodland areas.

The design of the drains and roads should ensure that the existing springs continue to function: in particular any road crossing of the wet valley should not impact on the local hydrology.

SuDs need to be designed in conjunction with, and be reflected in, the Strategic Landscape and Green Infrastructure Plan and the Detailed Landscape and Green Infrastructure Design and Management Plans.

Developers will be expected to make contributions to the construction and maintenance of SuDs and other agreed measures in accordance with advice from both the Environment Agency and the Lead Local Flood Authority (LLFA) / SuDS Approval Board (SAB). Regards will also need to be given to the Flood and Water Management Act 2010 with regards to SuDs maintenance.

## Section F: Development Principles

**H3. SuDS systems should be used where possible to promote biodiversity across the site in accordance with the Strategic Ecological Enhancement Plan and detailed ecological studies.**

SuDS techniques can be used to provide wildlife and ecological benefits as well as aesthetic benefits to the site. Properly designed SuDS schemes can create habitats and increase biodiversity.

Swales, ponds and filter strips can be colonised by a variety of wetland plant, fish, animals and invertebrates. They also provide a place for people to enjoy nature and relax. Ponds and wetlands are probably the most important SuDS technique in terms of providing amenity and wildlife habitat. There are also a number of other opportunities to enhance the biodiversity of the site including the inclusion of native planting within SuDS.

Picture 22 Example of a balancing pond



**H4. The use of externally sourced water should be minimised within the site encouraging the recycling of rain and grey water.**

There are a number of technologies and products which enable end users to use less water, and allow the development to meet the Code for Sustainable Homes standards, such as small reservoirs for car-washing.

The design of buildings within the development should seek to provide grey water recycling as a key part of the approach to meeting sustainability requirements for the site.

## Section F: Development Principles

**P. Public Open Space and Recreation**

**P1. Sandleford Park will provide a range of public open spaces which will include the following:**

- **Country Parkland;**
- **a Neighbourhood Equipped Area of Play (NEAP);**
- **two Locally Equipped Areas of Play (LEAPs);**
- **a number of Local Areas of Play (LAPs);**
- **informal open space around the site;**
- **areas for growing food.**

The public open space strategy for the site is to be provided as part of the planning application. The Strategy should be based on the potential to incorporate the existing landscape features to provide an informal and natural approach to recreation. There is no identified formal recreation provision (sports pitches) on the site in lieu of significant areas of informal open space but the above will be provided to ensure the new community within Sandleford Park has adequate access to public open space.

It is proposed that a Ranger will be responsible for the day to day management of the public open space. This person will also link the community with the public open space through community based activities such as interpretative walks, events and voluntary conservation activities. Funding for this post will be sought through the planning application process.

**Country Parkland**

The Country Parkland will be located in the southern part of the site measuring approximately 82 ha / 203 acres. It will play a key role in protecting the sensitive landscape and historic significance of the southern part of the Sandleford Park site in perpetuity, protecting the views when approaching Newbury along the A339 as well as the registered landscape and setting of the former Sandleford Priory and its park and garden. The Country Parkland will provide opportunities for a wide range of recreational activities including a circular walk, a cycle path, educational trails and a sculpture trail. The Park could also provide picnic areas and areas of mown grass for informal play. To ensure the Country Parkland protects and enhances the existing landscape biodiversity it will also comprise managed habitat areas. To promote the sustainable use of the Country Parkland, opportunities should be maximised to inform residents of how best to utilise the Country Parkland from the outset.

**Neighbourhood Area of Play (NEAP)**

A Neighbourhood Area of Play (NEAP) is a play area equipped mainly for older children (including teenagers), but with opportunities for play for younger children. In accordance with best practice guidance provided by Fields In Trust (FIT) NEAPS should be located within 800m of new development. Therefore a single NEAP, located within the central part of the site would be appropriate.

## Section F: Development Principles

The design and layout of the NEAP should:

- Utilise the existing landscape assets of the site including land form and vegetation.
- Have good pedestrian and cycle links.
- Use natural materials where possible to provide a natural approach to play.
- Minimise the potential for nuisance to neighbouring properties.
- Be over looked by development to promote their secure use at all times.
- The inclusion of a skate park as part of the NEAP should be considered.

### **Locally Equipped Areas of Play (LEAP)**

A Locally Equipped Area of Play (LEAP) is a play area equipped for children between the ages of 3 and 12 years old. In accordance with best practice guidance provided by Fields In Trust (FIT) Local Areas of Play (LEAP) should be provided within 400m walking distance of any new development. The site will therefore provide two LEAPs, one in the northern and one in the western part of the site.

The northern LEAP will be incorporated into the northern valley (but not within the Country Parkland) and should seek to utilise the existing landscape assets of the site including land form and vegetation to provide a natural approach to play.

The western LEAP will be located within the residential development and could form part of the local centre. This LEAP will have a more formal approach to play in keeping with the character of the surrounding area.

The design and layout of the LEAPs should:

- Utilise the existing landscape assets of the site including land form and vegetation (particularly the northern site).
- Have good pedestrian and cycle links.
- Use natural materials where possible to provide a natural approach to play.
- Consider and minimise the proximity to the main highway.
- Minimise the potential for nuisance to neighbouring properties.
- Be over looked by development to promote their secure use at all times.



## Section F: Development Principles

### Local Area of Play (LAP)

A Local Area of Play (LAP) is a small area of open space for young children (mainly 4-6 year olds) to play games.

The approach to the provision for LAPs within the site is to ensure that they are usable, flexible and in the most accessible locations. LAPs can form part of the wider informal open space network with minimal intervention and work well when incorporated with other recreational facilities.

The site should therefore seek to provide LAPs within the residential areas, near the NEAP and LEAP facilities and potentially on the edge of the Country Parkland.

### Growing areas

As part of the approach to sustainable development there are opportunities within the site to provide growing areas for the local community, such as allotments and community orchards. These features can potentially be incorporated within the Country Parkland although there may be scope for this type of provision in other areas of the site.

**P2. Opportunities should be made when creating the Country Parkland Management Plan so that the Country Parkland minimises the impact of the recreational use of the countryside on breeding birds in the wider area.**

**P3. Public open spaces will be designed so that they are accessible to all members of the community.**

An inclusive approach should be undertaken to the design and layout of the public open spaces to ensure that they can be used by as many people possible without undue effort, special treatment or separation.

The public open spaces should:

- Be flexible in their use.
- Serve the needs of the whole community.
- Create places that all individuals feel comfortable in with no security issues or dominance by particular sectors of the community.
- Encourage local people to feel proud and create a sense of ownership of the space encouraging self management.
- Promote a better understanding of the landscape, historic and ecological value of the Country Parkland through interpretation or signage.

## Section F: Development Principles

**P4. Public open spaces will maximise the opportunities provided by the existing landscape features on the site.**

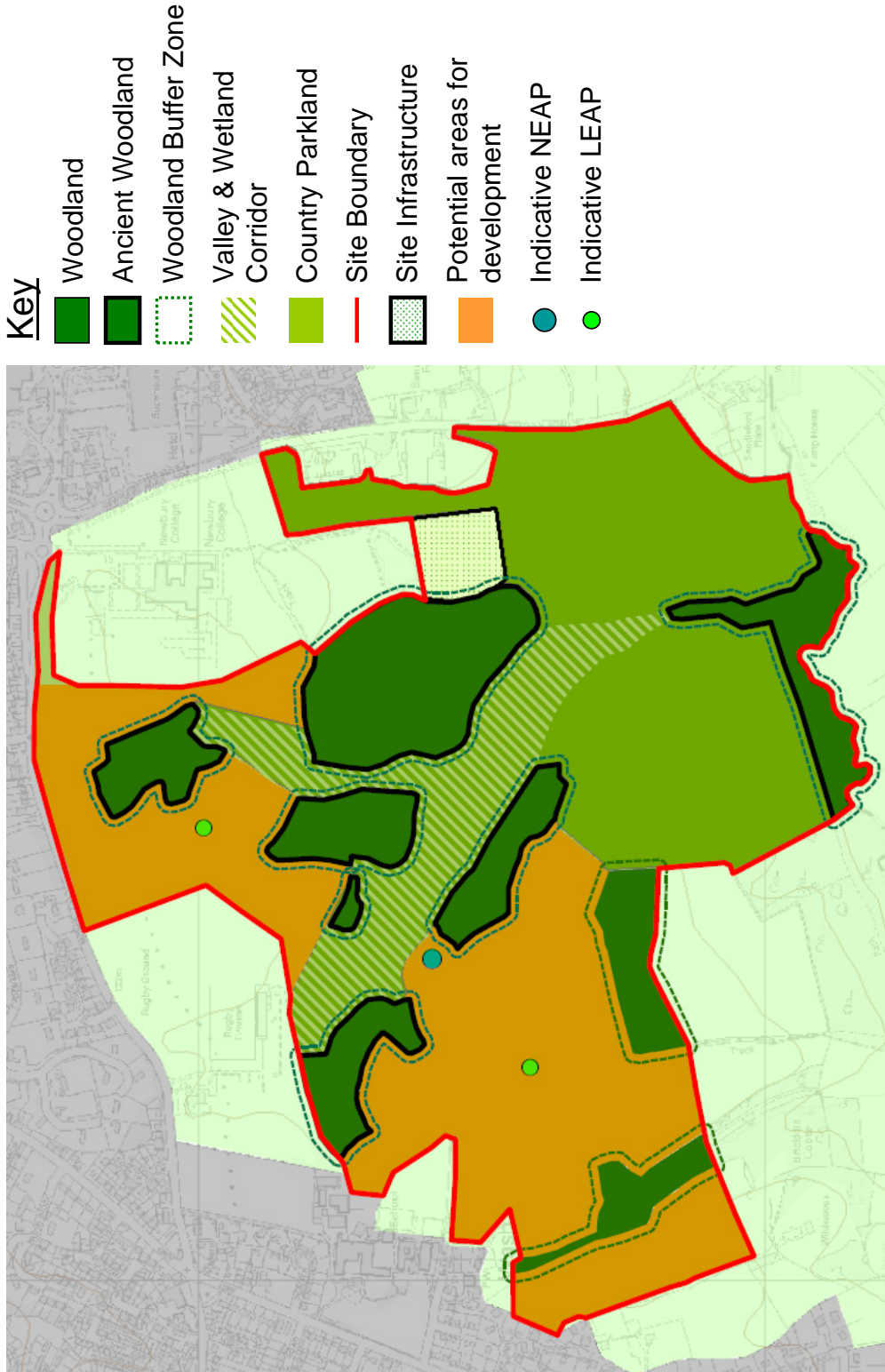
The site has a well defined local landscape character with a number of natural features including land form, water features and vegetation. These provide a good context for well designed natural play facilities.

Where possible the open spaces and recreational facilities should maximise opportunities for use of natural materials and existing site features where this does not harm biodiversity interests.

Figure 8 shows the public open space strategy for the site which illustrates the above principles and shows the broad locations for the various elements of open space throughout the site. This will be expanded upon as part of the planning application to ensure areas of public open space are fully integrated within the site.

Section F: Development Principles

Figure 8 Public Open Space Framework Plan



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## Section F: Development Principles

### R. Renewable Energy

**R1. The development at Sandford Park will be expected to fully exploit the latest sustainable construction techniques together with 'building embedded' technology (such as photo-voltaic roof panels) in order to minimise the use of resources, maximise efficiency and reduce both carbon emissions and energy consumption, whilst delivering a high quality development that meets the policies (specifically CS15) and objectives of the West Berkshire Core Strategy.**

Due to Sandford Park's inclined south facing orientation, greenfield status and scale, there is significant potential to deliver an exemplar site regarding carbon dioxide reduction in the form of renewable energy generation and the sustainable construction standards.

A shift to low emission vehicles is likely over the time frame of the development so opportunities to include electrical charging points for vehicles should be explored at the design stage of the development. This will minimise the cost and disturbance of retrofitting at a later date.

**R2. There may be opportunities for the development to contribute towards decentralised renewable energy and heat generation as the Local Authority progresses its own work on this subject.**

The potential of micro-grids for Sandford Park should be considered at the design stage. This will need to consider the co-location of other heat sinks, both existing and new, such as commercial buildings, schools, Newbury College and affordable housing.

This could be seen at the catalyst for other decentralised energy development to come forward with the ambition of creating a heat network within Newbury.

**R3. A Design Code/Design Principles will be established through –the planning application to embody sustainable design and construction principles, including the Code for Sustainable Homes requirement.**

It is currently envisaged that 95% of the site will be developed after 2016, when the Government have stated they will include a zero carbon standard and the Core Strategy will require a Code for Sustainable Homes Level 6 for all new residential development. This is an exciting opportunity for Sandford Park to deliver a sustainable housing development with all of the cost benefits a large scale site offers.

A design code for the site will be established to embody sustainable design principles. This will be used to set specific benchmarks as to how the Code for Sustainable Homes will be implemented on the site. A design code will provide the opportunity to set out how the site will be delivered in terms of fully utilising passive solar heating through site orientation, house design, which incorporates south facing sloped roofs and 'Lifetime Home' criteria.

## Section F: Development Principles

### N. Neighbourhoods

**N1. Whilst the site should be delivered holistically, as one community, within this it will be structured to create two new neighbourhoods which respond to the surrounding character and context.**

Given the topography of the site, the developable area to the north and west divides naturally into two sections – a northern section and a western section – to create two new neighbourhoods. These neighbourhoods will be developed with a mix of dwelling types and be well linked to each other and to surrounding uses with a network of open space and pedestrian/cycle routes.

#### Neighbourhood Areas

Both neighbourhoods will provide a range of house types and sizes, with predominantly family homes. The provision should respond to evidence including from the Berkshire Strategic Housing Market Assessment (SHMA), or any subsequent SHMA for the area, on housing need and demand, and will be expected to include a high proportion of 3-5 bedroom homes. This is both to reflect the evidence set out in the SHMA and to take into account the sizes and types of dwellings committed and completed during the Core Strategy period to date. The development should also include the provision of lifetime homes in accordance with Core Strategy policy CS4 and CS14.

Affordable housing will be delivered throughout the site in accordance with the provisions set out in Core Strategy policy CS6 providing at least 40% affordable housing. Extra care housing and 'move on' accommodation could be provided as part of this requirement.

Pepper-potting of the affordable housing is essential to ensure a sustainable tenure blind community. Delivery should, as far as possible allow for equal amounts and tenure split of affordable housing in each phase/neighbourhood.

Residential densities on the site will be in the average range of between 30 and 50 dwellings per hectare. References to low, medium and high densities will therefore be within this range.

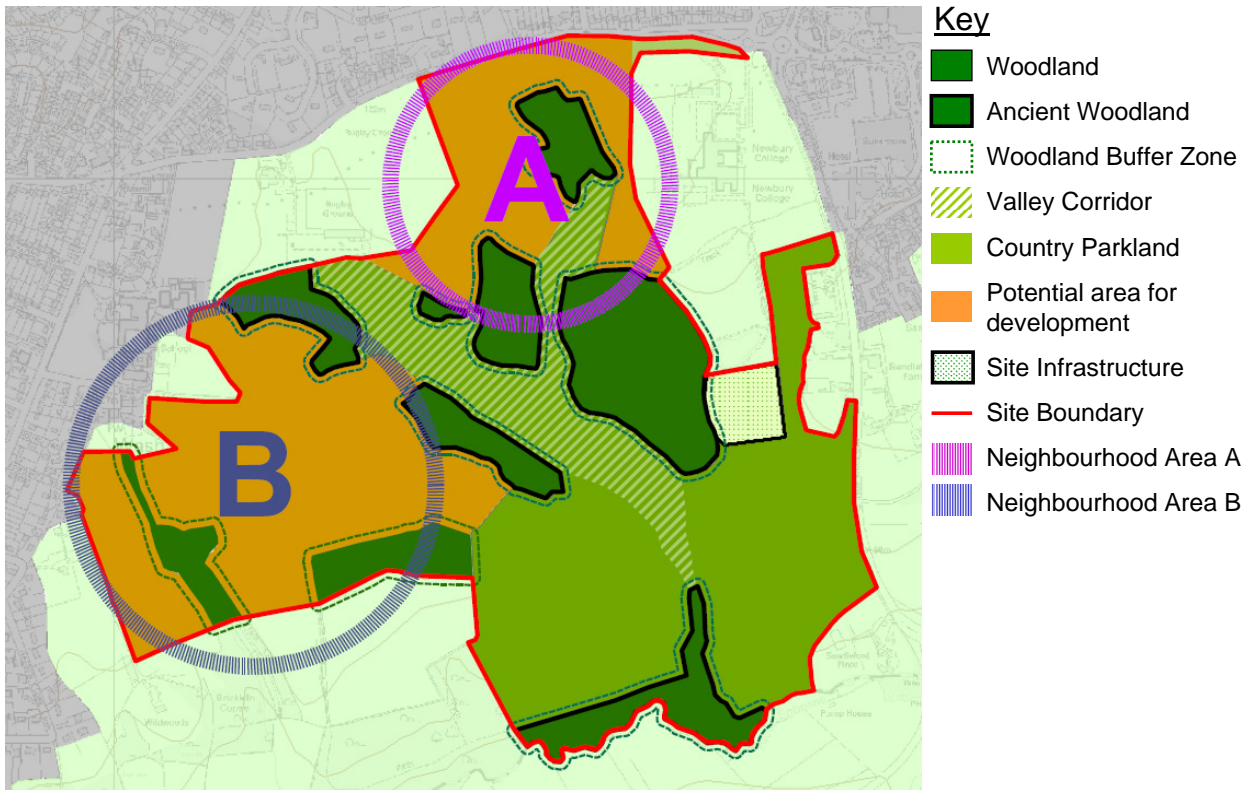
In addition to the above, the distinction of each neighbourhood will be defined by its approach to:

- a) Massing and built form
- b) Landscaping and open space
- c) Overall density
- d) Mix of uses
- e) Mix of house types and sizes.

The detailed design and layout of buildings and spaces will follow the principles CA1 – CA10 below for the different character areas. This will ensure continuity across the Sandleford Park development.

## Section F: Development Principles

Figure 9 Neighbourhood Areas



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### Sandlesford A

Sandlesford A comprises the area to the north of the main valley which runs northwest to southeast through the site. It includes the urban edge from Monks Lane and the urban/semi-rural interface with the Rugby Club and the College. This neighbourhood will be defined by:

- Higher/medium density development (above 30 dwellings per hectare).
- A mix of dwelling types including family houses and some apartments.
- A structured urban grain which responds to the pattern of development to the north of the site.
- A formal approach to buildings, open spaces and street design.



## Section F: Development Principles

**Picture 23 Sandleford A will have a more formal approach to the layout of streets and spaces than other parts of the site**



### **Sandleford B**

Sandleford B comprises the area of land to the south of the main valley including the area of land to the northeast of the existing residential properties at Wash Common. It will form the semi-urban interface with existing housing and the school and the rural interface with the Country Parkland. This neighbourhood will be defined by:

- Medium/lower density development (approximately 30 dwellings per hectare).
- A mix of dwelling types primarily houses with a limited number of apartments.
- A more organic urban grain which responds to the pattern of development to the west of the site.

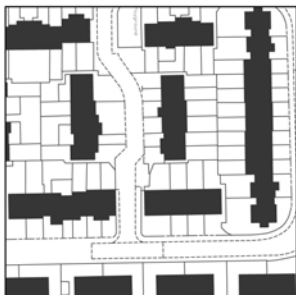
**Picture 24 Sandleford B will have an organic approach to the layout of streets and spaces**



## Section F: Development Principles

Figures 10, 11 and 12. Illustrations showing extracts from the urban grain of the surrounding area

**Figure 10 Urban grain in the surrounding area - 50 dph**



**Figure 11 Urban grain in the surrounding area - 40 dph**



**Figure 12 Urban grain in the surrounding area - 30 dph**



## Section F: Development Principles

## F. Community Facilities and Services

**F1. Sandleford Park will provide a range of facilities which are accessible to both existing and future residents in the area.**

It is currently proposed that the local centre could be provided within the western part of the site providing a range of services and facilities to serve the needs of the existing and new communities. There is scope for some of the new services and facilities to be provided outside of this local centre, but the location of any new services and facilities should be highly accessible by a range of transport modes in particular public transport, walking and cycling.

The principal community facilities to be provided are:

- Primary educational facilities for the new population.
- An extension to Park House School sufficient for the new population.
- Early Years and Children's Centre provision for the new population.
- A space for indoor community use that may include a place of worship.
- Library provision.
- Small scale retail facilities to provide at least one local shop/convenience store.
- Health care facilities to serve the site, likely to be through the extension of Falkland Surgery.

Opportunities for shared facilities will be explored where there is potential for example with Newbury College, Park House School and Newbury Rugby Club. Community accommodation will be designed to ensure that it is suitable for multiple-uses.

## Section F: Development Principles

**F2. The design and layout of community facilities will respond to the character of the neighbourhood and its location.**

**Community facilities should be located, where possible, to create a community hub.**

The local centre should be characterised by high quality built form and public realm forming a focal point which provides a strong identity to the development.

Residential uses should be incorporated to ensure 24 hour activity and surveillance of the public areas.

Parking and servicing should be carefully considered to ensure that they are not obtrusive and allow for active frontages to the street. Parking should be incorporated within the design of the street and large surface car parks should be avoided.

The provision of access to schools should be carefully considered prioritising walking and cycling, but allowing for limited pick and drop off without detriment to the safety of pedestrians and cyclists, movement of traffic and amenity of residential properties in the area.

Commercial and community buildings should be designed to allow for adaptation to a range of uses including retail, food and drink, professional services, employment and community uses.

Picture 25 Example of a modern primary school



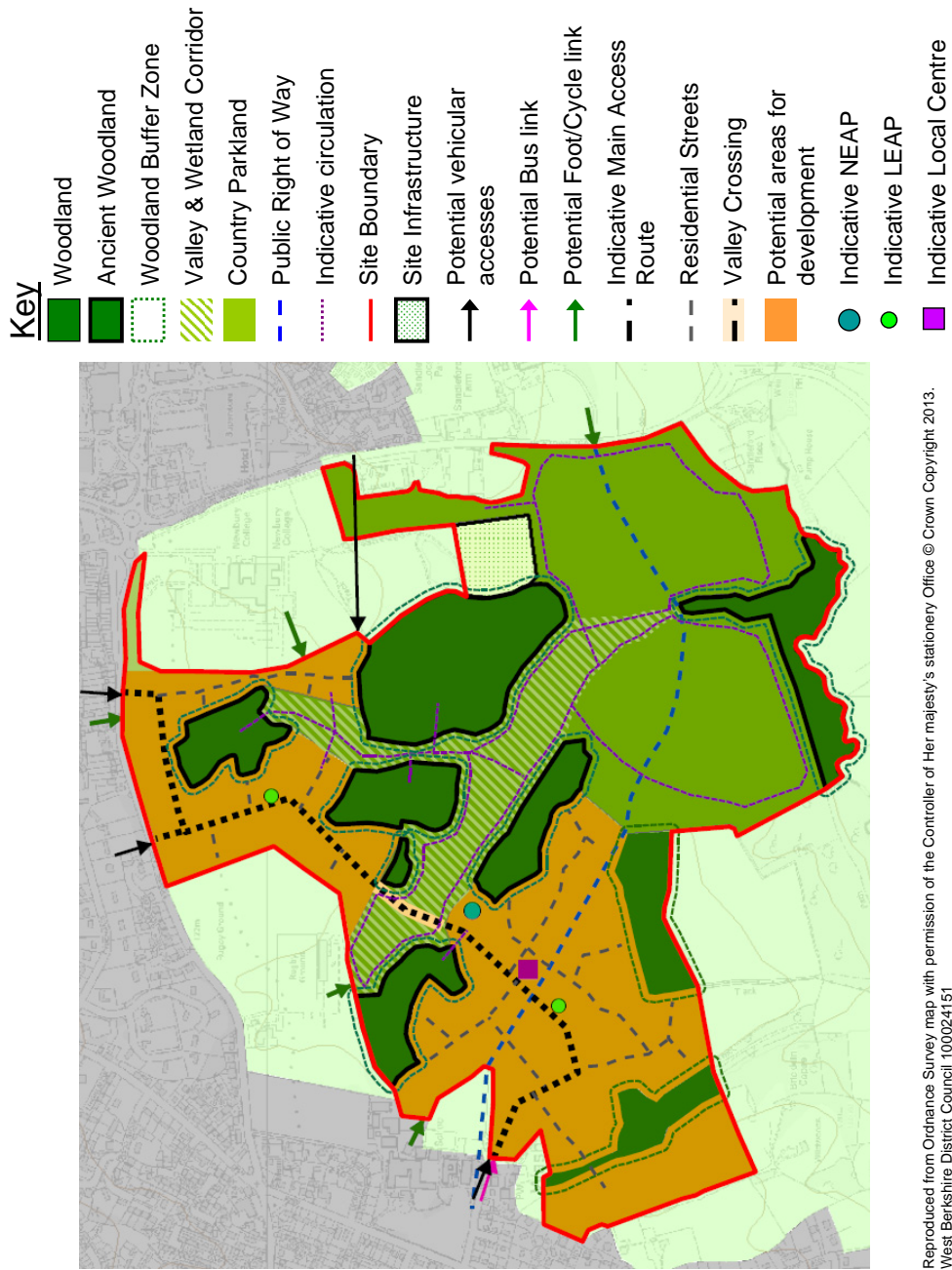
Picture 26 Example of a small scale retail facility



Section F: Development Principles

**Masterplan Framework**

Figure 13 Masterplan Framework



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## Section F: Development Principles

### U. Urban Design Principles

The following sets out the key urban design principles which should be adhered to throughout the site to ensure a comprehensive high quality development with strong integration between the built form and natural environments. The design and layout of the site must also reflect policy CS14 of the Core Strategy, Quality Design West Berkshire SPD and Manual for Streets. Designing a safe and accessible environment is key to planning positively for the site. Good design should reinforce local patterns of development and respect the surrounding landscape in terms of scale, quality and materials. 'Secured by Design' principles should be incorporated within the design of the development to reduce the opportunities for crime and the fear of crime. High quality design will add value to the development in terms of how functions, providing greater community cohesion and increased accessibility and environmental performance.

**U1. The development will enhance the character of the area in both its townscape and landscape design by responding sensitively to its context across the site.**

In designing the development it is essential to take into account the existing character and context of the surrounding area. The development should create a sense of place through high quality design that complements and enhance the existing landscape and built heritage. A full understanding of how the new development will integrate with and contribute to the character of the existing area will assist in creating a place which responds sensitively to the site and its setting, and will deliver a valued and successful development.

**U2. The development will create a series of streets and spaces with clearly defined public and private areas.**

Public and private spaces throughout the development should be clearly distinguished. Public and private spaces tend to be defined by buildings, structures and/or landscaping. The use of structures such as fences, walls, hedgerows and gates can clearly indicate the extent of public and private spaces within the development.

Public spaces should be overlooked by natural surveillance, such as active frontages, creating a space which feels safe and minimises the opportunities for crime. The relationship between buildings and such spaces, along with the use of landscaping is very important in defining the role and function of the space, as well as identifying its importance. Private spaces should only be enclosed and overlooked by the owners property. Access to private spaces may be restricted to the user, but careful design of these spaces is required to ensure a safe, secure and usable environment.

**U3. Public realm and open space will be designed as an integral part of the layout and be accessible to the whole community.**

Public realm is defined as any publicly accessible open spaces and any public and civic buildings and facilities. This can include streets, parks, squares which are available, without special charge, for use by everyone. The public realm and open spaces should be designed from the outset as an integral part of the development. The public realm within the development should be designed with a purpose in mind and be of a high quality to encourage a sense of ownership and identity. The quality

## Section F: Development Principles

of the public realm will ensure its attractiveness and success. Consideration should be given to key elements such as the incorporation of active frontages, hard and soft landscaping and street furniture where appropriate in keeping with the intended function of the public realm such as footpaths, cycleway, bin storage and car parks. All need to be considered early in the design process.

**U4. Sandleford Park will be an easy place to move around with a permeable layout and good connections to the wider area, including links to existing local facilities and Newbury Town Centre.**

The development will consist of a network of streets and pathways which provides a permeable and connected layout. New routes should connect into existing routes and movement patterns, ensuring effective integration of the site. The development should consist of well designed streets, creating a place which encourages walking and cycling, and where cars do not dominate.

**U5. Sandleford Park will be a legible site providing recognisable routes, spaces and landmarks to help people move around the site safely and efficiently.**

The site should be designed to ensure users can understand and identify key routes, spaces and landmarks to assist them in finding their way through the site. The distinction between public and private space must be clear and the development should feel safe and secure at all times. High quality design will improve the legibility of the development.

**U6. The design and layout of buildings and spaces will allow for future adaptation allowing it to respond to changing social, technological and economic conditions.**

The design and layout of the Sandleford Park development must be flexible enough to respond to changes in use, lifestyle, technology and demography over time. This means creating flexible spaces and buildings (including Lifetime Homes), designing for energy efficiency and modal shift, as well as ensuring the layout of service infrastructure takes account of potential future changes in demand.

**U7. Sandleford Park will be a place with variety and choice which responds to the existing and future needs of the community of Newbury.**

Delivering variety and choice throughout the site is essential to creating an attractive place to live, work and spend leisure time. The extent of the variety and choice to be provided must be set within the local context. A mix of dwelling types, tenure and sizes throughout the site will be required in accordance with planning policy. Approximately located community facilities, along with active frontages at the local centre and a range of open spaces will assist in the delivery of a balanced community.

## Section F: Development Principles

### C. Character and Appearance

To assist in adding character and variety to the development the site will be defined by smaller character areas. These areas are largely determined by their function and location within the site and have been defined by their relationship with the built form, landscape and open spaces. They will respond to the surrounding environs creating a sense of identity within the larger neighbourhoods.

**C1. The character and appearance of buildings and open spaces will be defined by both the neighbourhood (Sandford A and Sandford B) and the character areas.**

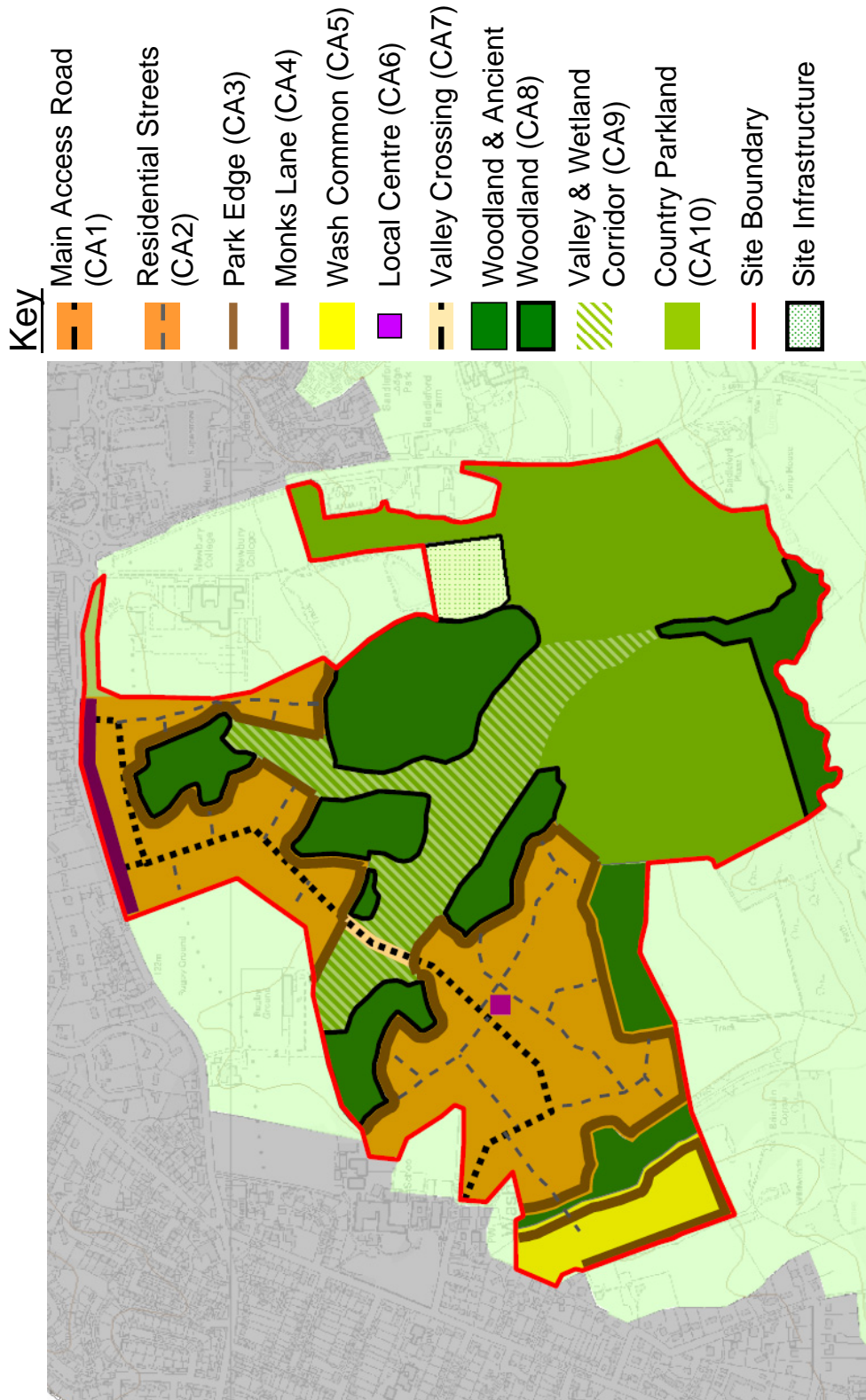
Across the site there are 10 character areas:

- CA1 Main access route
- CA2 Residential streets
- CA3 Park Edge
- CA4 Monks Lane
- CA5 Wash Common
- CA6 Local Centre
- CA7 Valley Crossing
- CA8 Woodland
- CA9 Valley Corridors
- CA10 The Country Parkland

To define each character area a series of design principles and criteria are detailed below which relate to the built form, landscape and open spaces. They are not intended to be prescriptive in terms of architecture or detailed design but provide a set of design parameters to guide future development on the site. To show how the principles and criteria can be implemented a series of illustrations and photographs are set out within this section for each character area.

Section F: Development Principles

Figure 14 Character Areas



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## Section F: Development Principles

### CA1. Main Access Route

#### Key design principles

- The main access route will be a two-way street with footpaths either side separated from the road by landscaped verges. On carriage-way cycle provision must be included within the design of the main access route and the potential of a semi-raised cycle way will be explored.
- Car parking will be provided in a range of ways in line with Manual for Streets. Cycle Parking will be provided in line with WBCs cycle parking guidance.
- There will be opportunities for a limited amount of on street parking along the street, particularly in the local centre area.
- The main access route will accommodate public transport and will allow for bus access and associated infrastructure (stops/shelters). Bus stops and shelters need to incorporate Real Time Information (RTI).
- Traffic calming features to be provided to achieve 20mph design speed, such as road narrowing and changes in materials and direction in line with Manual for Streets.
- Front gardens to dwellings will abut footpaths using a mixture of garden railings and mixed native/ornamental hedgerow, shrub and tree planting. Front gardens will need to be large enough to allow houses to be set back from the verges at a distance which enables verge trees to grow to full maturity without cutting back.
- Non-residential buildings will be set back from the edge of footpaths.
- The enclosure of the street will be defined by a strong building line behind private gardens providing containment of the space reflecting its hierarchy as a main route.
- Direct access to dwellings will be provided from the main access route.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways into and out of the character area and at key junctions.
- There will be a strong, formal landscape character along the main access route through formal planting of street trees and hedgerows.



## Section F: Development Principles

**Main Access Route - Street Typology**

Design speed	20mph
Carriageway dimensions	4.8 - 6.0m (plus cycle lanes on carriageway)
Footways	2 x 2m
Cycleways	On carriageway in dedicated lane (1.5m on both sides)
Access to dwellings	Yes
Verge	Yes
Car parking	Limited on street, residential in line with Manual for Streets
Public transport	Yes

**Main Access Route - Street Typology**

Scale	2 - 4 storeys or equivalent
Detached	Yes
Semi-detached	Yes
Terraces	Yes
Apartment buildings	Yes
Commercial buildings	Yes
Retail units	Yes

## Section F: Development Principles

Main Access Route - Landscape Typology	
Front gardens	3 -5m
Front boundaries	Railings and hedgerows/shrubs
Rear and side boundaries	Timber fencing and brick walls
Planting in street	Individual tree planting in verge
Street furniture	Predominantly timber and metal
Lighting	Single black painted columns
Public art	Yes

**Picture 27** Tree planting within the street in Newbury



**Picture 28** Taller, continuous frontages along the main street



## Section F: Development Principles

### CA2. Residential Streets

#### Key design principles

- The residential streets will be two way streets with footpaths either side.
- Car parking will be provided in a range of ways in line with Manual for Streets. Cycle Parking will be provided in line with WBCs cycle parking guidance.
- The layout of buildings and boundaries will define the alignment of the street rather than the highway. This will allow for variety in the width of footways, highway and spaces.
- There will be some tree and hedgerow planting within the street.
- Traffic calming features will be provided to achieve 20mph design speed, such as road narrowing and changes in materials and direction in line with Manual for Streets.
- The streets will be defined by dwellings fronting onto the street with predominantly short front gardens.
- A mix of low walls, fencing or changes in material will be used to define public and private areas at the front of properties.
- The streets will provide direct access to dwellings.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways and junctions.

## Section F: Development Principles



Residential Streets - Street Typology	
Design speed	20mph
Carriageway dimensions	4.8 - 6.0m
Footways	2 x 2m
Cycleways	In street
Access to dwellings	Yes
Verge	No
Car parking	In line with Manual for Streets, including some on street parking
Public transport	Yes, in some cases

Residential Streets - Street Typology	
Scale	2 - 3 storeys or equivalent
Detached	Yes
Semi-detached	Yes
Terraces	Yes
Apartment buildings	Yes

## Section F: Development Principles

**Residential Streets - Street Typology**

Commercial buildings	No
Retail units	No

**Residential Streets - Landscape Typology**

Front gardens	0 -5m
Front boundaries	Walls, railings and hedgerows/shrubs
Rear and side boundaries	Timber fencing and brick walls
Planting in street	Potential for some individual tree planting
Street furniture	Predominantly timber and metal
Lighting	Single black painted columns
Public art	Yes

**Picture 29 Dwellings overlooking the pedestrian routes**



**Picture 30 Buildings defining the street**





## Section F: Development Principles

### CA3. Park Edge

#### Key design principles

- The park edges will be defined by a mix of informal public open space, planting and built form.
- Dwellings will overlook the open spaces by being positioned either side-on or front-on to the open spaces.
- Properties will gain access from shared surfaces at the edge of the open space.
- The open spaces will accommodate open areas, additional planting, public footpaths, cycleways and children's play areas.
- Front gardens to dwellings will use natural materials and planting to define their boundaries.
- Buildings will be set back from the edge of shared surfaces.
- Built form will provide a broken, irregular building line to soften the visual impact.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways and junctions.
- A maximum 20mph design speed will be achieved by use of materials and road widths.
- Car parking will be provided in a range of ways in line with Manual for Streets. Cycle Parking will be provided in line with WBCs cycle parking guidance.
- There will be a predominantly informal landscape character.

## Section F: Development Principles



### Park Edge - Street Typology

Design speed	20mph
Carriageway dimensions	4.8m with widening in bends
Footways	In street
Cycleways	In street
Access to dwellings	Yes
Verge	Yes
Car parking	In line with Manual for Streets
Public transport	No

## Section F: Development Principles

Park Edge - Street Typology	
Scale	1 - 2 storeys or equivalent
Detached	Yes
Semi-detached	Yes
Terraces	No
Apartment buildings	No
Commercial buildings	No
Retail units	No

Park Edge - Landscape Typology	
Front gardens	3 -8m
Front boundaries	Timber fencing and hedgerows/shrubs
Rear and side boundaries	Timber fencing and hedgerows/shrubs
Planting in street	Planting in the open space only
Street furniture	Predominantly timber
Lighting	Low level lighting and on buildings only
Public art	Yes

Picture 31 Dwellings side onto the open space



Picture 32 Individual buildings set back from a private drive



## Section F: Development Principles

### CA4. Monks Lane

#### Key design principles

- The character of Monks Lane will be maintained through the strategic planting planned for the site.
- The layout of the buildings will avoid long terraces or groups of buildings parallel to Monks Lane.
- Gaps in the built form will allow for the retention of some views into the site from properties on the north side of Monks Lane.
- There will be additional pedestrian / cycle access links into the site from Monks Lane to improve permeability and access to the site.
- Monks Lane will continue to accommodate all forms of transport with the shared pedestrian / cycle route on the southern side of the road.
- Two principal access points will be provided off Monks Lane.
- Greenlinks should connect Monks Lane with the Country Parkland to the south.



## Section F: Development Principles

Monks Lane - Street Typology	
Design speed	30mph
Carriageway dimensions	As existing
Footways	As existing
Cycleways	As existing
Access to dwellings	Limited
Verge	As existing
Public transport	Enhanced

Monks Lane - Street Typology	
Scale	2 - 4 storeys or equivalent
Detached	Yes
Semi-detached	Yes
Terraces	Yes
Apartment buildings	Yes
Commercial buildings	No
Retail units	No

**Picture 33 Buildings hidden behind hedges in Monks Lane**



**Picture 34 Buildings set back from the street in Monks Lane**





## Section F: Development Principles

### CA5. Wash Common

#### Key design principles

- The streets will be shared surfaces.
- Car parking will be provided in a range of ways in line with Manual for Streets. Cycle Parking will be provided in line with WBCs cycle parking guidance.
- A maximum 20mph design speed will be achieved by use of materials and road widths. The width and alignment of the streets will vary to avoid formality.
- The streets will be defined by dwellings set back from the street with front gardens.
- A mix of planting, low walls and fencing will be used to define public and private realm at the front of properties.
- The streets will provide direct vehicular access to serve individual dwellings.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways and junctions.
- There will be a predominantly informal landscape character.

## Section F: Development Principles



### Wash Common - Street Typology

Design speed	20mph
Carriageway dimensions	4.8m with widening on bends
Footways	In street
Cycleways	In street
Access to dwellings	Yes
Verge	Yes
Car parking	In line with Manual for Streets
Public transport	Yes, in some cases

## Section F: Development Principles

**Wash Common - Street Typology**

Scale	2 - 3 storeys or equivalent
Detached	Yes
Semi-detached	Yes
Terraces	No
Apartment buildings	No
Commercial buildings	No
Retail units	No

**Wash Common - Landscape Typology**

Front gardens	2 - 8m
Front boundaries	Walls, railings and hedgerows/shrubs
Rear and side boundaries	Timber fencing and brick walls
Planting in street	Potential for some individual tree planting
Street furniture	Predominantly timber
Lighting	Single black painted columns
Public art	Yes

**Picture 35 Dwellings set back behind landscaped areas**



**Picture 36 Existing landscape features incorporated into the layout**



## Section F: Development Principles

### CA6. Local Centre

#### Key design principles

- The new local centre will be located along the main access route and will form part of Character Area 1 (CA1); it will therefore share many of its characteristics.
- There will be limited on-street parking along the street for short stay purposes and dedicated car parking associated with the community / commercial facilities.
- Covered cycle parking will be provided within the public area.
- The local centre will accommodate public transport and will allow for bus access and associated infrastructure (stops/shelters), including Real Time Information (RTI).
- The local centre will include retail, commercial and community elements as set out in development principle F1.
- The local centre will incorporate a hard landscaped area of public realm, such as a central square / plaza, which can be used for a variety of community and commercial uses.
- Buildings within the local centre will have active uses at ground floor, with opportunities for residential at first floor level.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways into and out of the character area.
- There will be a strong, formal landscape character through formal planting of street trees and hedgerows.

## Section F: Development Principles



## Local Centre - Street Typology

Design speed	20mph
Carriageway dimensions	4.8 - 6.0m (plus cycle lanes on carriageway)
Footways	2 x 2m
Cycleways	On carriageway in dedicated lane (1.5m on both sides)
Access to dwellings	Yes
Verge	Yes
Car parking	Limited on street and in dedicated areas
Public transport	Yes



## Section F: Development Principles

Local Centre - Street Typology	
Scale	2 - 4 storeys or equivalent
Detached	No
Semi-detached	Yes
Terraces	Yes
Apartment buildings	Yes
Commercial buildings	Yes
Retail units	Yes

Local Centre - Landscape Typology	
Front gardens	0 - 3m
Front boundaries	N/A
Rear and side boundaries	Timber fencing and brick walls
Planting in street	Individual tree planting in verge and public area/square
Street furniture	Predominantly timber and metal
Lighting	Single black painted columns
Public art	Yes

**Picture 37 Commercial uses at ground floor with residential above**



**Picture 38 Hard landscaped civic space**



## Section F: Development Principles

### CA7. Valley Crossing

#### Key design principles

- Mature trees within the valley will be retained to maintain the parkland setting and filter or obscure views of development.
- The valley crossing will sympathetically respond to landform, avoiding the need for large scale earthworks.
- Views of the development edge from within the valley will be carefully managed to minimise the intrusion of development into key views.
- The highway crossing the valley will pass through the wetland on a high quality low level bridge, which will minimise visual impact and impact on the hydrological regime of the wetland.
- Dedicated pedestrian and cycle access will also be incorporated onto the bridge.
- Additional parkland tree planting will be included on the valley sides where it does not conflict with ecological objectives for the valley.

Should additional valley crossings be required the above design principles will apply.

**Picture 39 View towards valley crossing location showing existing parkland character**



## Section F: Development Principles

### CA8. Country Parkland - Woodland

#### Key design principles

- Areas of ancient and semi-natural woodland within the site will be retained in their entirety with a buffer zone to development of 15 metres.
- Active management intervention of the woodland will be undertaken to enhance biodiversity by establishing a diverse age and physical structure.
- Lighting along the adjacent development edge will be minimised to avoid light spill towards and into the woodland.
- Woodland edge habitats will be retained or new edge habitats will be implemented and maintained to maximise the biodiversity value and landscape amenity of the woodland.
- There will be managed access to the ancient woodland via a series of identified paths and routes. Public access will be encouraged into areas where access provision is compatible with the sensitivity of the retained or proposed habitats.
- Pedestrian routes into woodland areas will provide links to the wider network of pedestrian linkages within the development and through the valley onto the Country Parkland.
- The woodland areas are not considered suitable to allow access for cycles.
- Buffer zones will be a mix of grassland and native shrub planting and managed for biodiversity, in keeping with the landscape, ecological and heritage objectives for the buffers, as identified in the Detailed Landscape and Green Infrastructure Design Management Plans.
- New woodland planting to replace lost ancient semi-natural woodland to the south of the site will be considered.

Picture 40 Pedestrian routes adjacent to and within woodland



Picture 41 Pedestrian routes



## Section F: Development Principles

### CA9. Valley Corridors

#### Key design principles

- The undeveloped character of the valley corridors will be retained through the sensitive arrangement of the development edge in key views.
- Pedestrian routes into woodland areas will provide links to the wider network of pedestrian linkages within the development and through the valley onto the Country Parkland.
- The management of existing and created species rich grassland will maintain and maximise biodiversity value. Locally sourced seed mix should be used where possible for the creation of grassland.
- Pedestrian and cycle routes will link the individual parts of the development in a safe, convenient and attractive manner.
- Existing mature and veteran trees within the valley corridors will be retained and managed as appropriate.
- Pedestrian routes within the valley will follow the edge of the valley floor avoiding the wetland area to minimise adverse impacts and allow access into the development areas.
- Any changes to landform associated with pedestrian routes will be sensitive in approach and consistent with the character of the landscape.
- Path surfaces will be developed so as not to have any impact on the hydrology of the valley corridor.

#### Images of wetlands within the valley corridor

Picture 42



Picture 43



Picture 44



## Section F: Development Principles

### CA10.The Country Parkland - Meadows

#### Key design principles

- The public footpath will be retained along its current alignment which is of historic importance due to its association with Sandlesford Priory and historic link to Warren Road.
- The management of species rich grassland will maintain and maximise biodiversity value.
- Pedestrian and cycle routes will link the individual parts of the development in a safe, convenient and attractive manner.
- Existing mature and veteran trees associated with the hedgerows and public footpath will be retained and managed as appropriate.
- Changes to boundary features which define the meadows/Country Parkland will be consistent with the character of the landscape using hedgerows, post and rail or post and wire fencing.
- Any changes to landform associated with pedestrian routes will be sensitive in approach and consistent with the character of the landscape.
- Existing hedgerows associated with the meadows within the Country Parkland will be improved by planting in gaps. These will be maintained to provide a dense structure, providing maximum value for biodiversity through traditional management methods where possible e.g. hedge laying.
- Views to and from the Priory and historic park and garden will be retained and enhanced. Historic landscape features will be retained and opportunities sought to enhance both surviving and lost historic features.
- Consideration will be given to extend the woodland into this area, to the extent of Ancient Semi-Natural Woodland cleared in the early 20<sup>th</sup> century.

#### Images of species rich grassland

Picture 45



Picture 46



Picture 47





## Section G: Delivery and Implementation

### Section G: Delivery and Implementation

**128** This section of the SPD sets out guidance for applicants regarding the planning application requirements to ensure continuity with the SPD, particularly its development principles and strategic objectives. This is not an exhaustive list of planning application requirements.

#### Planning application

**129** In order to secure the infrastructure requirements of the development as a whole there is a requirement for a single planning application for the entire site (either outline or full) which is to be accompanied by an Infrastructure Delivery Plan (IDP). This will ensure the site is developed in a comprehensive manner and the infrastructure provided in a timely fashion to serve the development. This submitted IDP will be specific to the development and cover the whole site. Planning applications for only part of the site, or planning applications which are not accompanied by such an IDP, are likely to be unacceptable as they would not ensure the comprehensive development of the site.

**130** Given the scope for variation in capacity and subsequent infrastructure requirements arising, the submitted Infrastructure Delivery Plan (IDP) will need to take into account both the minimum requirements of the SPD and the requirements generated from the development. The starting point for this will be the IDP which was examined alongside the Core Strategy, including any subsequent updates. The Sandleford Park specific elements from the Core Strategy version of the IDP is attached as Appendix 3: 'Sandleford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan'.

**131** The approval of the planning application must secure all the mitigation measures appropriate to the development that is being approved. The applicants must therefore demonstrate at the outset how the mitigation is expected to be achieved. A list of potential supporting documentation to the planning application for the Sandleford site is set out in Appendix 4.

**132** An overarching utilities plan should also form part of the submitted IDP. This should set out the strategy for the installation and delivery of services including electricity, gas, water supply, waste, foul water and information technology.

**133** In accordance with the NPPF, pre-application discussions will be encouraged and an agreed timetable, key milestones and information requirements for the planning application will be agreed with the Local Planning Authority in the form of a Planning Performance Agreement (PPA).

**134** Engagement with the community will also form an important part of the planning application process and the applicants will need to work closely with the Council and other key stakeholders at the pre-application stage.

**135** The planning application will need to be supported by an Environmental Impact Assessment (EIA) as required by EEC Directive 85/337/EEC, as amended by EEC Directive 97/11/EC; and in accordance with the Environmental Impact Assessment Regulations. A Scoping Opinion, in accordance with Regulation 10, should be sought from West Berkshire Council in advance of undertaking the EIA.

**136** A Flood Risk Assessment will be required for the site. This will be prepared in discussion with the Environment Agency and the Council, and will inform an overarching plan for water management that should form part of the submitted IDP for the site. This should provide a site-wide strategy for drainage, flood protection and prevention, flood water attenuation, strategic surface water drainage and any other relevant issues identified by the Flood Risk Assessment.

## Section G: Delivery and Implementation

**137** A Transport Assessment and Travel Plan for the site will also be required as part of the planning application.

### Ensuring design excellence

**138** The SPD forms part of a wider policy framework for securing design excellence across the site. This includes national and local planning policy as described in Section C of this document. It will be important for applicants and developers to demonstrate how they have taken these into account throughout the design and construction process.

### Design and Access Statements

**139** The Local Planning Authority will expect the planning application to be accompanied by a comprehensive Design and Access Statement.

**140** Where the planning application is submitted as an outline application, the Design and Access Statement, which forms part of the application should provide the basis for quality of layout and design to be delivered through subsequent Reserved Matters and detailed planning applications. This should be achieved by a process of design coding which builds on the strategic objectives and development/design principles set out within this document.

**141** Applicants will be expected to demonstrate how they have incorporated high standards of design through the design process and how these will be delivered through to completion. They will also consider subsequent management and maintenance issues. If the applicants are not the developer then they will need to set out how the standards will be secured.

**142** The Local Planning Authority will expect that the application, if it is submitted as an outline application, will provide as a minimum:

- Details of uses proposed across the site,
- The amount of development for each use,
- An indicative layout,
- Parameters for the sizes of buildings; and
- Indicative access points.

**143** In addition to this the design coding/principles within the Design and Access Statement will prescribe the overall character of the development and the specific design approaches across the site including:

- Street design,
- Buildings scale, massing,
- Building layout and architectural design,
- Use of materials,
- Public spaces,
- Car parking and cycle parking,
- Community buildings and facilities,
- Sustainability.

## Section G: Delivery and Implementation

### Comprehensive Masterplan

**144** The Local Planning Authority will expect the planning application to be accompanied by a comprehensive Masterplan for the whole site. This should be produced and agreed by all of the landowners and developers of Sandleford Park prior to submission of the planning application. The development of this Masterplan should enable a holistic approach to a well-planned and coherent development of buildings and spaces across Sandleford Park in a way which maximises its potential.

**145** The Masterplan should include sufficient detail to enable an overall understanding of how the development has been planned and guide a top level assessment of the proposal in the long term. It should also include details of the phasing of the development.

**146** The Masterplan should describe and map the overall development concept and set out details to include land uses and the layout of the built form, green spaces, green links, infrastructure and services. It should also include proposed unit sizes, types and numbers for each phase of the development.

### Conditions and Planning obligations

**147** The SPD refers to various matters which may be secured by way of planning conditions. As part of the planning application process the Local Planning Authority will set out the draft planning conditions as they become known. Conditions will be in accordance with advice contained in Circular 11/95 (or subsequent guidance) and will be those that are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other aspects.

**148** Conditions will also need to have regard to the scale of the development and its delivery over a long period of time.

**149** A legal agreement under Section 106 of the Town and Country Planning Act (as amended) will be negotiated between the Council and the applicants prior to the granting of planning permission.

**150** Section 106 agreements will be in accordance with the 2012 CIL Regulations (or any subsequent updates/amendments) and draft Heads of Terms should be submitted by the applicant with the planning application.

## 1 Adopted Core Strategy Policy CS3

### Appendix 1: Adopted Core Strategy Policy CS3

#### Sandlesford Strategic Site Allocation

Within the area identified at Sandlesford Park, a sustainable and high quality mixed use development will be delivered in accordance with the following parameters:

- Phased delivery of up to 2,000 dwellings, of which at least 40% will be affordable and with an emphasis on family housing. At least half the housing is planned to be delivered by 2026;
- Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandlesford Priory;
- Residential densities on the site to be in an average range of between 30 and 50 dwellings per hectare to reflect the predominant mix of family sized homes;
- Generation of on-site renewable energy;
- Two vehicular accesses will be provided off Monks Lane with an additional sustainable transport link for pedestrians, cyclists and buses provided from Warren Road onto the Andover Road;
- Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan. Any infrastructure needs which are critical to the delivery of the site are set out in Appendix D;
- Provision of a new primary school on site and the extension of Park House School;
- Provision for retail facilities in the form of a local centre and business employment;
- A network of green infrastructure to be provided which will:
  - conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
  - mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
  - provide a country park or equivalent area of public open space in the southern part of the site; and
  - respect the landscape significance of the site on the A339 approach road into Newbury.

#### Explanation of the Policy

**1.1** The Sandlesford Park site to the south of Newbury comprises approximately 134 hectares of land. It is bordered to the north by existing development along Monks Lane and could accommodate around 2,000 dwellings with associated community facilities and services. Some flexibility in delivery is anticipated, with at least 1,000 dwellings proposed to be delivered by 2026, but with the ability to increase this amount if monitoring or changing circumstances indicate that this is necessary.

**1.2** A concept plan has been produced which shows how the development of the site could be delivered, taking into account the opportunities and constraints of the site. Only 39% of the site is proposed for development in this concept plan with the rest taken up by open space and woodland. The concept plan is indicative only and a masterplan or SPD will be prepared to set out the detailed guidelines for the distribution of uses and design of the site.

## Adopted Core Strategy Policy CS3 1

**1.3** The area is accessible to facilities and services in Newbury town centre and is also close to other retail and educational facilities. A local centre is proposed for the site to deliver day-to-day shopping needs, and employment provision will be made at the site to assist in the creation of a sustainable community.

**1.4** The development would need to be designed with significant green infrastructure, taking account of the site's location, topography, and landscape importance. The site is located within the Greenham and Crookham Plateau Biodiversity Opportunity Area, and will be expected to deliver strategic biodiversity enhancements in line with Policy CS17. It is also close to the Greenham and Crookham Common SSSI which supports a range of important species, including ground nesting birds, which are particularly sensitive to disturbance and will be expected to mitigate against increased recreational pressure. Sandleford Park has the potential to form a high quality southern gateway to Newbury.

**1.5** The formation of a country park or equivalent area of public open space in the southern part of the site will protect that sensitive landscape area in perpetuity, as well as protecting the registered historic landscape and setting of the former Sandleford Priory, a Grade I listed building. It will also protect the views when approaching Newbury along the A339.

**1.6** Infrastructure requirements, set out in the Infrastructure Delivery Plan will include junction improvements on the A339 and on Monks Lane/Andover Road, improvements to the bus service, and to pedestrian/cycle links and road crossings. A new primary school (one-form entry to accommodate the first 1,000 dwellings to 2026, and expanding to two-form entry to accommodate the rest of the development beyond 2026) will need to be provided along with an increase in early years provision, alterations to Park House School, and increased primary health care provision. Green Infrastructure, including open space and sports facilities, will be incorporated into the masterplanning of the site.

**1.7** Further details about any non-critical infrastructure which has site specific implications will be set out within an SPD or other supporting document to masterplan the site, as will detailed planning requirements and parameters for the development of the site. The total number of dwellings to be developed will depend on adequately accommodating the other requirements of the policy and the required mitigation.

### Delivering and Monitoring

It is envisaged that the implementation of the Sandleford Site would commence in the latter half of the plan period, with at least 1,000 homes delivered by the end of the plan period with development continuing beyond 2026. This allows for some flexibility in phasing with the potential to bring development forward if other sites do not deliver as anticipated.

A SPD or masterplan will be prepared for the site in order to demonstrate how the housing and associated infrastructure will be delivered, and provide the context for more detailed design.

Infrastructure requirements and phasing will be set out in the Infrastructure Delivery Plan.



## 2 Site Travel Plan Requirements for Sandlesford Park

### Appendix 2: Site Travel Plan Requirements for Sandlesford Park

A travel plan for the site will be required<sup>(2)</sup>. The following elements will be required as a minimum and should not be seen as exhaustive or restrictive:

- Travel Plan Coordinator (in post for the duration of the build plus at least 1 year after full occupation)
- Travel surveys and monitoring (annual surveys throughout the build plus for 5 years after full occupation)
- Targets - indicative targets could be set prior to development starting but would need to be formally set in conjunction with the annual monitoring

#### Bus journeys

- Subsidy of bus service(s) serving the site (15min frequency in peak periods) throughout the build period and for 5 years beyond (or until it becomes commercially viable)
- Provision of bus infrastructure (bus shelters and RTPI)
- Initial free / discounted travel for residents on local bus services (6 months)

#### Rail journeys

- Infrastructure funding for rail improvements (improvements at and access to, Newbury Station)
- Initial discount vouchers for travel by rail

#### Cycling and Walking

- Free cycle training
- Discount voucher to purchase a bike / equipment (following completion of cycle training)
- Secure cycle storage (in line with WBC's cycle parking guidance) at all residential units, commercial units and places of education (scooter parking should also be provided at primary schools)
- Cycle improvement fund to help improve local cycle network
- Walking and Cycle maps (contribution towards production of WB Newbury & Thatcham cycle map and Newbury walking map)
- Wayfinding (signage and maps)

#### Other

- Travel marketing measures
  - Community travel website
  - Travel information brochures / welcome pack
  - Poster campaigns
- Car Club
  - Discounted membership for residents
  - Car Club cars on site

<sup>2</sup> The site travel plan must include indicative measures for the school. Details will be confirmed in a dedicated School Travel Plan (using the Modeshift STARS system) prior to the opening of the new school

## Site Travel Plan Requirements for Sandleford Park 2

- Car Sharing
  - Help with matching residents with suitable car share partners
- Electric charging points in homes and commercial / community facilities
- Events

### School Travel

- Fund to help school travel which could include:
  - Walking bus
  - Cycle Train
  - Incentives / resources (hi-vis jackets, bands, etc.)
- Cycle and Scooter parking
- Events / promotional schemes
- Improvements at existing schools (Park House)
  - Updated School Travel Plan
  - Cycle / Scooter parking
  - Drop off zones
  - Routes to school

Any businesses on the site will also be required to sign up to the travel plan. Additional measures they may need to offer could include:

- 'Cycle 2 Work' scheme
- Cycle training
- Walking / cycling buddies
- Bicycle User Group
- Travel forum
- Lockers
- Showers
- Car Club membership
- Electric car charging points

### 3 Sandlesford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan

## Appendix 3: Sandlesford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan

The January 2011 Version of the IDP has been updated to reflect up to date technical information. The IDP is a 'live' document which is updated regularly, for example, up to date outcomes of traffic assessments. The most up to date version of the IDP is maintained on the Council's website ([www.westberks.gov.uk/idp](http://www.westberks.gov.uk/idp)).

The IDP has identified some infrastructure requirements that, despite the location being for a wider area (e.g. Newbury/Thatcham spatial area and district wide), are required in part because of the Sandlesford development. This is identified in the table below.

### Critical Infrastructure

<b>PROJECT / PROGRAMME / STRATEGY / LOCATION</b>
<b>ROAD NETWORK</b>
<b>Newbury/Thatcham Spatial Area Racecourse and Sandlesford Park Strategic Sites</b>
Junction improvements along the A339 in Newbury: Bear Lane/B3421
Junction improvements along the A339 in Newbury: Greenham Road/St John's Rd A343
Intelligent Transport Systems in relation to traffic signals.
<b>Sandlesford Park</b>
2 accesses at Sandlesford onto Monks Lane
Junction improvements along the A339 in Newbury: Pinchington Lane
Junction improvement: Monks Lane/Newtown Road
Junction improvement: Monks Lane/A343 Andover Road (including pedestrian and cycle improvements)
Junction improvement: A34/A343 south
<b>RAIL</b>
<b>Sandlesford Park</b>
Improvements at Newbury Station
<b>PUBLIC TRANSPORT</b>
<b>West Berkshire-wide and Strategic Sites</b>
Bus infrastructure improvements in connection with strategic sites and other areas (real time passenger information, Kassel kerbs, shelters, etc.)
<b>Newbury/Thatcham Spatial Area</b>

## Sandleford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan 3

PROJECT / PROGRAMME / STRATEGY / LOCATION
Newbury to Basingstoke bus link improvements
<b>Sandleford Park</b>
Improved/new service linking Sandleford and Newbury Town Centre
Bus access from Sandleford to Andover Road through Warren Road
<b>CYCLING AND WALKING INFRASTRUCTURE</b>
<b>Sandleford Park</b>
Improved pedestrian/cycle crossing links at Monks Lane, Newtown Road and Andover Road
<b>AFFORDABLE HOUSING</b>
<b>West Berkshire-wide</b>
District-wide requirement for up to 40% affordable housing to be provided as part of new residential development. Actual levels of provision to be negotiated on a site by site basis.
<b>ENERGY SUPPLY</b>
<b>Sandleford Park</b>
Offsite 11kv infrastructure in the form of 1 or 2 cable circuits from the St Johns Primary Substation to site
<b>WATER AND WASTE WATER</b>
<b>Sandleford Park</b>
Upgrade to wastewater infrastructure will be required
<b>DRAINAGE</b>
<b>West Berkshire-wide including Strategic Sites</b>
Sustainable Drainage Systems

### Necessary Infrastructure

PROJECT / PROGRAMME / STRATEGY / LOCATION
<b>ROAD NETWORK</b>
<b>Newbury/Thatcham Spatial Area Sandleford Park</b>
Junction improvements along the A339 in Newbury: B4640 (Newtown Straight) Swan roundabout
<b>PUBLIC TRANSPORT</b>

### 3 Sandlesford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan

<b>PROJECT / PROGRAMME / STRATEGY / LOCATION</b>
<b>Sandlesford Park</b>
Car club at Sandlesford Park
<b>EDUCATION</b>
<b>Sandlesford Park</b>
Additional primary school provision, Sandlesford site to meet the requirements of the development
Extensive alterations to secondary catchment school (Park House School) to meet the requirements of the development
Increase in early years provision, Sandlesford to meet the requirements of the development
<b>HEALTH - Health Centres/Primary Health Care</b>
<b>Sandlesford Park</b>
Extension to current premises at Falkland Practice
<b>GREEN INFRASTRUCTURE (cycle and walking infrastructure, parks, open space and play areas, and community, arts and leisure also contribute towards Green Infrastructure)</b>
<b>West Berkshire-wide</b>
Provision of on site and off site contributions towards GI network improvements in association with new development
<b>SPORTS CENTRES AND SPORTS PITCHES</b>
<b>West Berkshire-wide</b>
Improvements to Sports Pitch Provision in step with new development
<b>PARKS, OPEN SPACE AND PLAY AREAS</b>
<b>West Berkshire-wide including Sandlesford strategic site</b>
Provision of open space and play facilities in step with new development
<b>ADULT SOCIAL CARE AND SUPPORTED ACCOMMODATION</b>
<b>West Berkshire-wide including on strategic site allocations</b>
Various improvements to accommodation based care services comprising a mix of residential, nursing and extra care housing



## Sandleford Infrastructure Requirements Identified in the Core Strategy Infrastructure Delivery Plan 3

### Preferred Infrastructure

<b>PROJECT / PROGRAMME / STRATEGY / LOCATION</b>
<b>COMMUNITY, ARTS, CULTURE AND LEISURE</b>
<b>West Berkshire-wide</b>
Various schemes to provide for and/or extend community facilities
<b>LIBRARIES</b>
<b>Newbury / Thatcham Spatial Area</b>
Increased capacity at Newbury library to cope with increased demands from new developments
<b>ENERGY SUPPLY</b>
<b>West Berkshire-wide</b>
Renewable energy projects, including wind, biomass, hydro and CHP

## 4 Planning Application Requirements

### Appendix 4: Planning Application Requirements

This list is derived from the Planning Development's standard 'List of Required Documents' to support the planning application. It is not exhaustive and the documents are listed in alphabetical order.

Affordable Housing statement

Air Quality Assessment

Bat surveys and bat detector surveys

Biodiversity survey and report, including an Extended Phase 1 Habitat survey of on site habitats (tree belts, hedgerows, grassland and identification of opportunities for wildlife corridors, reptile, bird and badger surveys)

Construction Traffic Management Plan

Daylight/Sunlight Assessment

Design and Access Statement

Environmental Impact Assessment (EIA)

Flood Risk Assessment (FRA)

Foul sewage and utilities assessment

Green infrastructure strategy for the site

Heritage statement, including historical and archaeological features

Landscape and visual impact assessment

Landscape management plan for the restoration, enhancement and creation of existing and proposed green infrastructure

Lighting assessment, including night-time visual assessment of lighting impacts, and evidence of compliance with the Institute of Lighting Engineer's Environmental Zone 1

Noise impact assessment

Parking provision

Photographs / photomontages

Planning obligations - Draft Head(s) of Terms

Planning Statement

Pre-assessment estimator to show how residential development will achieve a minimum of Code Level 4 (Code Level 6 from 2016) under the Code for Sustainable Homes

Pre-assessment estimator to show how any commercial development will achieve a minimum level of BREEAM Excellent

## Planning Application Requirements 4

Site waste management plan

Statement of community involvement

Structural survey

Superfast Broadband Strategy Statement

Transport Assessment

Travel Plan

Tree Survey and arboriculture impact assessment - or tree stock within and bounding the site

**Further documents considered necessary to support the application:**

Agreed Single Masterplan (including IDP)

Phasing Strategy