

AMENDED PLANNING STATEMENT

Including Affordable Housing Statement



Donnington New Homes Sandleford Park West Amended Outline Planning Application




Updated December 2019



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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the applicant, Donnington New Homes (DNH), as an update to the statement previously submitted in respect of outline planning application 18/00828/OUTMAJ, which seeks planning permission for the mixed-use development of land at Sandleford Park West, Newbury. Planning application 18/00828/OUTMAJ, which was submitted in April 2018, remains before West Berkshire Council for determination but its consideration has been delayed due to the need for the applicants to provide greater clarity around the final access arrangements at Warren Road, being the fourth vehicular access to the Sandleford Park development required by adopted planning policies. Implemented planning permission reference 14/02416/FUL is proposed to serve Phase 1. A separate application for the widening of Warren Road to 6m is being considered by West Berkshire Council (ref 19/02707/FUL). The implementation of those works would provide an access solution beyond Phase 1. In that context, the Sandleford Park West outline application proposals are now being amended to address issues which arose as a result of consultations on the April 2018 package of proposals, and to otherwise amend the proposals in response to changes in circumstances.
- 1.2 The application site forms part of the Sandleford Park Strategic Site allocation, which is designated under Policy CS3 of the West Berkshire Core Strategy (2006-2026) Development Plan Document, adopted in July 2012. The allocation is for the phased delivery of up to 2,000 dwellings, of which 40% will be affordable, with associated open space, community infrastructure and new vehicular access.
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement sets out the relevant policies of the adopted West Berkshire Development Plan including the adopted Sandleford Park Supplementary Planning Document (SPD) and describes the other material considerations to be taken into account, including National Planning Policy. Any policy changes since the original submission are identified in Sections 4, 5 and 6 below.
- 1.4 The proposed Sandleford Park West development remains substantially the same as originally proposed, being:
- Up to 500 new dwellings including affordable homes (the affordable homes including extra care units);
 - Improved access off Warren Road;
 - Swings and Smiles recreation and support facility for families of children with special needs;

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- Areas of green infrastructure, cycleways and footpaths;
 - A 1.4ha site for a 1 form entry primary school together with about 1.0 ha of land for Park House Academy School for an adult 4G playing pitch;
 - Sustainable drainage infrastructure including swales and attenuation features.

1.5 The amended development proposals are illustrated on the concept masterplan drawing reference CMP-01RevE. The masterplan forms the basis for a series of amended parameter plans, which show how the proposal will contribute to the delivery of the vision and strategic objectives for Sandleford Park, as set out at Policy CS3 of the Core Strategy and in the adopted SPD. This is explained in full at Chapter 4 of this Planning Statement. In summary, the revisions to the concept masterplan comprise:

Education:

- 1.4ha 1 form entry primary school relocated to southern end of the "Eastern Fields";
- Future potential to expand the primary school to 2 form entry on land immediately south of the Sandleford Park allocation, should that land be allocated for housing development in the future;
- About 1.0ha of land provided for a potential adult 4G pitch at the north end of site, adjacent to Park House School, to provide flexibility for school expansion in relation to the current Sandleford Park and Sandleford Park West proposals;

Main Access Route:

- Simplified road alignment from Warren Road, aligned north-south to the north of New Warren Farmhouse;
- The Main Access Route meets the boundary with the Bloor Homes part of Sandleford Park at the same point as previously illustrated (and the previous "zone of deviation" for that point has been deleted);
- In "Eastern Fields" the Main Access Route has shifted west to run along the eastern side of Brick Kiln Copse to avoid development backing onto the woodland;
- Previously the Phase 1 (approved 4.8m) widening of Warren Rd was proposed to serve up to 100 homes, with the detail of the Phase 2 provision of a 6.0m widening to Warren Road to be agreed. Now, implemented planning permission reference 14/02416/FUL is proposed to serve Phase 1, A separate application for the widening of Warren Road to 6m is being considered by West Berkshire Council (ref 19/02707/FUL). The implementation of those works would provide an access solution beyond Phase 1.

Extra Care Scheme

- Relocated to south of the tree line running east-west across the "Eastern Fields";

Housing

- As previously, residential densities decrease east to west, Sanfoin being the area of lowest density adjoining Garden Close Lane properties;
- Taller buildings are located along the Main Access Route and at key focal points in the development;

Drainage

- The amended proposals include a detailed study of Brick Kiln Copse which assesses the environmental constraints present (topography, ecology, trees, water course) and sets out design principles for the provision of a SUDS scheme within the Copse which creates habitat, retains important trees, includes future woodland management, and delivers access for recreational use and pedestrian routes.

1.6 The amended planning application submission is comprised of the following documents and plans:

- Covering Letter
- Amended Application Form
- Plans:
 - Concept Masterplan CMP-01 Rev E
 - Land Use Parameter Plan PP-01 Rev B
 - Access and Movement Parameter Plan PP-02 Rev C
 - Building Heights Parameter Plan PP-03 Rev C
 - Housing Density Parameter Plan PP-04 Rev B
 - Indicative Phasing Plan PP-05 Rev C
 - Green Infrastructure Parameter Plan PP-06 Rev F
- Design and Access Statement
- Environmental Statement
- Planning Statement including Affordable Housing Statement
- Arboricultural Impact Assessment
- Flood Risk Assessment as part of Environmental Statement
- Transport Assessment as part of Environmental Statement
- Travel Plan as part of Environmental Statement
- Construction Environmental Management

1.7 As with the original submission, combined plans are being prepared which demonstrate how the separate planning application proposals for Sandleford Park and Sandleford Park West will together deliver the development of the Sandleford Park allocation. These combined plans describe a holistic package of development proposals, which accord with Core Strategy Policy CS3 and the adopted SPD. These plans comprise:

- Combined Land Use and Access Plan
- Combined Green Infrastructure Plan
- Combined Building Heights Plan
- Combined Strategic Landscape and Green Infrastructure Plan
- Combined Illustrative Masterplan

1.8 Whilst these combined plans are not submitted for formal approval, it is anticipated that the development will be undertaken substantially in accordance with them.

1.9 The purpose of this Planning Statement is two-fold:

1. To provide details of and an explanation for the amendments and additional information now being submitted pursuant to the original application for the development of Sandleford Park West (18/00828/OUTMAJ)
2. To demonstrate how these proposals, when taken together with the complementary proposals for the eastern part of Sandleford Park, can deliver the Sandleford Park development in its totality. This planning application and supporting information demonstrates that a comprehensive approach, as promoted by the SPD, can be achieved and that the vision and objectives for Sandleford Park can be delivered through separate, yet complementary, planning applications.

1.10 The Planning Statement is set out in sections which address the following matters:

- Section 2 describes the existing site, surrounding area and the background to the planning application, including relevant planning history
- Section 3 describes the development proposed as a result of this amended submission
- Section 4 sets out the relevant policies from the West Berkshire Development Plan
- Section 5 sets out the relevant national planning policies
- Section 6 sets out guidance from the Sandleford Park Supplementary Planning Document and the recently adopted Sustainable Drainage Supplementary Planning Document
- Section 7 provides a description of the affordable housing to be provided
- Section 8 describes the other community benefits to be delivered by the development
- Section 9 provides details of the proposed implementation of the development and;
- Section 10 provides concluding remarks on the case for approval of these proposals.

2.0 SITE DESCRIPTION AND CONTEXT

Application Site

- 2.1 The application site, which extends to 22.5 hectares, is located on the southern edge of Newbury and largely comprises open fields, agricultural land and trees. The fields within the application site are either open or contained by tree lines or woodland copse, the largest being Brick Kiln Copse which runs north-south through the site. This area forms a natural drainage basin for the wider area, with water collecting in the base of the Copse before being carried via a tributary to the River Enborne, south of the site.



Figure 1 Brick Kiln Copse

- 2.2 New Warren Farmhouse is located towards the centre of the site, with two other existing properties on the western part of the site at Sanfoin.



Figure 2 New Warren Farmhouse

- 2.3 Directly to the north of the site is Park House School, to the west is residential development characterised by detached dwellings on single plots (Wash Common) and to the east is open farmland which lies within the area of Sandleford Park controlled by Bloor Homes.. To the south is further open farmland and woodland forming part of New Warren Farm and the land associated with Wildwoods, a detached property lying south of Sanfoin, which has a largely wooded curtilage.

Location

- 2.4 The site is located on the south-western edge of Newbury and is approximately 2.8km from Newbury town centre. It offers good accessibility to the town centre by sustainable modes of travel, as well as providing convenient access to the A34 via Andover Road. A more comprehensive assessment of the site's accessibility is provided by the amended Transport Statement which accompanies this submission.
- 2.5 The site is currently accessed via Warren Road, which links directly to Andover Road. Warren Road is partly un-surfaced, as shown in Figure 3 below, and provides access to a number of houses adjoining the site. Planning permission has already been granted for the widening of Warren Road to 4.8 metres and re-surfacing to adoptable highway standards. Vehicular access currently stops at the entrance to New Warren Farm. The Design and Access Addendum which accompanies this submission provides a more detailed analysis of access and movement opportunities within the site and with the wider locality.



Figure 3 Warren Road

- 2.6 Nearby facilities include local shops at Wash Common, larger shops, cafes and restaurants in Newbury town centre and at Newbury Retail Park, Newbury Rugby Club, David Lloyd Fitness, Newbury College, Park House School, Falkland Primary School and a frequent bus service along Andover Road. Newbury train station is approximately 2.6km away. Town centre facilities are located in central Newbury, approximately 2.8km away.

Sandleford Park Strategic Allocation

- 2.7 The application site extends to approximately 22.5 hectares in area and forms the western part of the larger Sandleford Park Strategic Site. The strategic allocation extends to approximately 136 hectares and is predominantly open fields, with mature woodland, hedgerow and natural water features including ponds and streams. The site varies in height but generally slopes from north to south.
- 2.8 Whilst part of the Sandleford Park allocation (the part controlled by Bloor Homes) extends south to the administrative boundary with Basingstoke and Deane Borough, this planning application site sits further north and is separated from the boundary by Farmland.
- 2.9 West Berkshire Council allocated the Sandleford Park Strategic Site for the development of up to 2,000 new homes under Policy CS3 of the West Berkshire Core Strategy (2006-2026). This was later supplemented by the Sandleford Park Supplementary Planning Document (SPD) which was originally adopted in September 2013 and later amended in March 2015.

2.10 The key aspects of the overall vision for Sandleford Park, as set out in Policy CS3 and the SPD can be summarised as follows:

- A mix of housing for all
- Community facilities
- Education facilities
- Open spaces
- An urban extension to Newbury which integrates with the local and wider neighbourhoods
- Sustainable design and construction
- Good access to education, jobs, services, shops and public transport
- On-site social, physical and green infrastructure
- Conservation of the natural environment, landscape and heritage significance of the site.

2.11 The SPD is considered in more detail in Section 6 of this statement. However, at this point, it is worth noting Development Principle S1 which states that:

"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".

2.12 The supporting text goes on to explain that the purpose of this principle is to ensure the optimum approach to the development and to deliver one community. A single planning application was conceived by the Council to,

"Enable a holistic approach to a comprehensive development across the site which maximises its potential as a well-planned and sustainable urban extension".

2.13 Notwithstanding this, the Council later confirmed that it would be willing to consider two separate applications, provided they could be "read" as a single proposal.

Planning History

2.14 Since the SPD was published, and at the time of the original submission by Donnington New Homes (18/00828/OUTMAJ) three applications for residential development had been submitted to West Berkshire Council for development on the Sandleford Park site by Bloor Homes and the Sandleford Farm Partnership:

15/02300/OUTMAJ - Hybrid planning application comprising: (1) Outline planning permission for up to 2000 new homes (C3); 80 bed extra care housing (C2); a local centre to comprise flexible commercial floorspace (Retail A1-A5 up to 2,150 sq m, business B1a up to 200 sq

m) and community uses (D1), 2 No two form entry primary schools (D1), the formation of new means of access onto Monks Lane, Warren Road (to include part demolition of Park Cottage) and Newtown Road, Green Infrastructure comprising of the laying out of open space including a country park, drainage infrastructure, walking and cycling infrastructure and other associated infrastructure - with access only to be considered at this stage; And (2) Detailed proposal for 321 of those dwellings on parcel of land immediately South of Monks Lane.

16/00106/OUTMAJ - Hybrid application seeks planning permission for: (1) Detailed proposal for 321 dwellings, associated means of access and green infrastructure (no matters reserved); (2) Outline proposal for a two-form entry primary school on a parcel of land immediately South of Monks Lane (all matters reserved).

16/03309/OUTMAJ - Outline planning permission for up to 1000 new homes (Use Class C3); an 80 bed care housing facility (Use Class C2) as part of the affordable housing provision; a new 2 form entry primary school (Use Class D1); a local centre to comprise flexible commercial floorspace (retail falling into use classes A1- A5 up to 2150 sq m and business falling into use class B1a up to 200 sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access

2.15 The first two of these three applications were refused permission by West Berkshire Council on the 8th November 2017, and the third was refused permission on 14th December 2017. One of the key issues for West Berkshire Council in determining these applications was that the Council alleged that they would not deliver a comprehensive development in accordance with the requirements of the SPD, including those in relation to infrastructure, in particular green infrastructure. Therefore, the Council alleged that as proposed, these applications were contrary to Policy CS3 and the provisions of the SPD.

2.16 Through discussions with West Berkshire Council in early 2017, both Bloor Homes and Donnington New Homes were advised that the Council may consider two separate planning applications for the two separate land interests in the strategic site, provided they jointly address the site-wide requirements and "read" as a single proposal, capable of delivering a comprehensive development and all of the associated infrastructure and community benefits which could otherwise be delivered by a single planning application for the whole site. In order to achieve this, the two developers, Donnington New Homes (the applicant) and Bloor Homes worked collaboratively prior to the submission of planning applications in 2018.

2.17 As a result of this dialogue with the Council, further applications were submitted by both Donnington New Homes and Bloor Homes in April 2018. In addition, Donnington New Homes

submitted a separate application to widen Warren Road in October 2019. The details of all these applications can be found here:

18/00828/OUTMAJ Outline application for up to 500 new homes, including 40% affordable, a 1 form entry primary school with land for its expansion to 2 form entry, replacement and/or expansion land for Park House Academy School, extra care elderly units as part of the affordable housing provision, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play areas and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure. Matters to be considered: Access. Awaiting decision.

18/00764/OUTMAJ Outline planning permission for up to 1,000 new homes; an 80 bed extra care facility as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150sq m, B1a up to 200sq m) and D1 use; the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access. Awaiting decision.

19/02707/FUL Improvements and enhancements to Warren Road to serve New Warren Farm following demolition of Park Cottage with associated landscaping and trees. Awaiting Decision.

2.18 Together, outline applications 18/00828/OUTMAJ and 18/00764/OUTMAJ provide a comprehensive development scheme for Sandleford Park. As noted at paragraph 2.15 above, West Berkshire Council has previously refused three planning applications submitted by Bloor Homes, with a cited concern being that they would not deliver a comprehensive development in accordance with the requirements of the adopted Sandleford Park SPD. Specifically, officers have referred DNH and Bloor Homes to the Reasons for Refusal of application 16/03309/OUTMAJ which alleged that elements of that proposal constituted "piecemeal development". Those previous Reasons for Refusal have been reviewed in the context of the current outline applications 18/00828/OUTMAJ and 18/00764/OUTMAJ, and DNH's responses to the Council's previous "piecemeal development" concerns are provided at Appendix 2 to this statement. Those responses confirm that the Council's previous concerns have been addressed and overcome by the current proposals.

2.19 During the course of 2018 and 2019 a series of Technical Meetings were held with WBC Officers to discuss matters arising from the consideration of application 18/00828/OUT which the Case Officer summarised in a table. That table is included at Appendix 3 in an adapted format setting out how the amended application responds to the issues.

3.0 THE PROPOSED DEVELOPMENT

3.1 This section of the Planning Statement sets out the amended proposals for the development of land at Sandleford Park West. A description of the revisions is provided in Section 1 of this statement and the way in which they address policy requirements is discussed at Section 4. At the time of writing, full details of the original proposals can be found on West Berkshire Council's website (reference 18//00828/OUTMAJ). To reflect the changes proposed, an amended description is being submitted:

Outline planning application for up to 500 new homes, including Class C3 extra care units as part of 40% affordable housing, a 1 form entry primary school, expansion land for Park House Academy School, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play area and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure.

3.2 The proposed development is intentionally not split or phased beyond Phase 1, as shown on the Indicative Phasing Plan (PP-05 Rev B). The development is likely to comprise more than two phases, but only Phase 1 is defined at this stage. Phase 1 will deliver:

- The Main Access Route of 6.0m carriageway width with 2.0m footways to each side, from the eastern end of Warren Road (beyond Meadowside) to the point on the boundary with the Bloor Homes controlled land to the east in order to link with the Main Access Route within the Bloor Homes proposals;
- SuDs drainage which forms part of the comprehensive drainage strategy;
- 60 Extra Care housing units with associated parking and gardens (as part of the affordable housing provision);
- The new "Swings and Smiles" facility;
- Up to 100 new dwellings on the Farmhouse area and Eastern Fields, comprising a mix of size, height and tenure (including 40% affordable) with associated parking;
- Green infrastructure including landscaping and drainage;
- Utility infrastructure;
- Pedestrian and cycle links;

Importantly, as noted above, Phase 1 includes the construction of the Main Access Route from Warren Road to the point on the common boundary with Sandleford Park planning application ref

18/00764/OUTMAJ. The timing of the delivery of this road will be controlled by the S106 Agreement related to this application. This will ensure that this section of the Main Access Route is constructed and available as a point of connection in advance of the construction of Development Parcel Central in Bloor Homes planning application 18/00764/OUTMAJ.

A construction compound will be provided on the Park House School expansion land for the storage of construction materials and equipment, and to provide welfare facilities for construction workers.

3.3 This outline application is for all phases of development, with the Concept Masterplan showing all of the development parcels and the way in which they will link via a network of green corridors and internal routes. This allows for an accurate assessment of the cumulative impact of the development in accordance with the Environmental Impact Assessment Regulations 2011 (as amended) 2017.

Subsequent phases will include:

- The delivery of up to a further 340 new homes
- Enhancements to Brick Kiln Copse to provide sustainable drainage by reconfiguring and supplementing existing drainage features and working within existing environmental constraints to safeguard local biodiversity interests
- The construction of a 1 form entry primary school
- Expansion land for Park House School, illustrated to provide for the construction of a 4G adult sports pitch, school drop off facility and parking
- Further green infrastructure improvements, incorporating landscaping and pedestrian and cycle routes
- Internal road infrastructure

3.4 A key feature of the overall development and which creates cohesion across its phases is the retention and enhancement of extensive green infrastructure incorporating existing vegetation (woodlands, tree belts, hedgerows), proposed woodland planting, habitat creation, new green corridors and green links providing routes for new footpaths and cycle routes, and amenity space. New drainage features such as swales and attenuation ponds will further enhance the character and ecological potential of the site.

3.5 Amended parameter plans which provide the broad details of the development (layout, scale, heights, phasing and land use) are being submitted for approval as part of this planning application. These plans provide the basis for the assessment of the impacts of the development within the Environmental Statement (ES) that forms part of this amended submission. The parameter plans are listed in the table below (table 1). An explanation of each plan and the implications it has on the overall development, is provided in the Design and Access Addendum which accompanies this submission.

Parameter Plan	Drawing Number
Concept Masterplan	CMP-01 Rev E
Land Use Plan	PP-01 Rev B
Access and Movement	PP-02 Rev C
Building Heights	PP-03 Rev C
Housing Density	PP-04 Rev B
Indicative Phasing	PP-05 Rev C
Green Infrastructure	PP-06 Rev F

Table 1 Parameter Plans

4.0 NATIONAL PLANNING POLICY

The National Planning Policy Framework

- 4.1 The most recent version of the National Planning Policy Framework (NPPF) was published in February 2019 and establishes a presumption in favour of sustainable development. Paragraph 2 states that the NPPF is a material consideration in planning decisions.
- 4.2 Paragraph 8 confirms that there are three dimensions to sustainable development – economic (building a strong, competitive economy); social (providing the supply of housing required to meet needs and creating a high quality-built environment); and environmental (protecting and enhancing the natural, built and historic environment). Paragraph 9 confirms that these roles should be delivered through the preparation and implementation of plans and the application of policies, taking into account local circumstances to reflect the need and opportunities in each area.
- 4.3 Paragraph 11 stresses that plans and decisions should apply a presumption in favour of sustainable development. Development plans should positively seek opportunities to meet the development needs of the area, and proposals should accord with an up-to-date development plan.
- 4.4 In terms of determining applications, paragraph 38 of the NPPF sets out that it is a requirement that Local Planning Authorities should approach decisions in a positive and creative way. This paragraph also states that Planning Authorities should work proactively with applicants to ensure that developments will improve the economic, social and environmental conditions, whilst seeking to approve applications for sustainable development where possible
- 4.5 Paragraph 47 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. It encourages that decisions on applications should be made as quickly as possible.
- 4.6 Section 5 on housing sets out that the Government is committed to significantly boosting the supply of homes (paragraph 59) in order to meet local needs and help make sure that land with permission is developed without unnecessary delay.
- 4.7 Section 12 of the NPPF notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 provides a set of criteria to help achieve high quality design:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Sustainable Development

- 4.8 Sustainable development is at the core of the NPPF. The key aspects of sustainable development as outlined in the NPPF and the way in which the proposal at Sandleford Park West addresses these, is discussed below.
- 4.9 The proposal at Sandleford Park West will provide up to 500 new homes, an extra care facility, a specialist play facility, large areas of green infrastructure, education facilities and play areas. This proposal forms part of the Sandleford Park Strategic Site and will contribute towards a mixed-use development which will support sustainable economic development in the wider area.

Requiring Good Design

- 4.10 Good design is a key aspect of sustainable development. The proposals are currently in outline only. However, the layout, densities, heights and access details set out on plans PP-01 to PP-06 which support this submission, set the parameters for a high-quality development which retains and respects existing landscape features at the heart of the proposal. The height and density of development will be appropriate to existing development, whilst providing opportunities for development which meets the design criteria set out above; particularly the creation of a visually attractive development, sympathetic to local character and which optimises the potential of the site to accommodate an appropriate amount and mix of development.

Promoting Sustainable Transport

- 4.11 The site is located close to Newbury town centre, providing opportunities for walking, cycling and the use of public transport. A local centre will be provided on the wider site, providing greater choice of day to day shopping facilities within walking distance, in addition to the local shops along Andover Road.
- 4.12 The parameter plans also provide for an extensive network of green infrastructure providing new footpaths and cycleways, which integrate with surrounding routes and those which are proposed to be created on the eastern part of the strategic site. Public transport in the form of bus routes will be incorporated into the comprehensive development and introduced in a phased manner, in line with the delivery of road infrastructure. These public transport, cycle and pedestrian routes will help provide opportunities to improve health, social and cultural wellbeing for existing and future residents, and provide access to employment and for shopping and leisure purposes

Delivering a wide choice of High-Quality Homes

- 4.13 The proposal will make a significant contribution to the provision of homes in the Newbury area, providing choice in terms of size, tenure and format. Extra care accommodation is proposed, widening the choice of accommodation for older people. The development will provide 40% affordable accommodation, with tenure mix to be agreed in consultation with West Berkshire Council.
- 4.14 A Housing Mix Technical Note has been jointly prepared by Bloor Homes and DNH and this is appended to this statement. It has also been submitted by Bloor Homes in support of planning application 18/00764/OUTMAJ. This demonstrates that, together, the tandem application proposals secure a predominantly “family housing” mix and include affordable housing provision which reflects the evidence base provided by the SHMA

Promoting Healthy Communities

- 4.15 The NPPF requires positive planning to facilitate social interaction and healthy, inclusive communities. The proposal will help meet this requirement through the provision of a safe and accessible development, with linked routes through the site and high-quality public space. The development will encourage active travel, providing an attractive environment where people will want to walk or cycle; promoting social interaction and health benefits.

Climate Change and Flooding

- 4.16 The application is accompanied by a Site-Specific Flood Risk Assessment which demonstrates that the site is located in an area at low risk of flooding, in accordance with the sequential approach outlined in the NPPF.

Conserving the Natural Environment

- 4.17 The proposed layout, in accordance with the provisions of the NPPF, works with existing green infrastructure including woodland and treed hedgerows to ensure the ecological benefits provided by these features are, wherever possible, preserved. Details are provided in the supporting Ecological Statement, the Green Infrastructure plan and Brick Kiln Copse Topic Paper which support this submission. A key feature of this amended submission is the approach to biodiversity and the way in which the drainage strategy in Brick Kiln Copse has been amended to provide not only a more naturalised form of drainage but also provide ecological benefits to the woodland, vegetation and water courses.

Conserving and Enhancing the Historic Environment

- 4.18 The application is supported by a Heritage and Archaeological Assessment, in accordance with paragraph 128 of the NPPF. The Landscape and Visual Impact Assessment (Chapter 9 of the Environmental Statement) also assesses the historical context of the landscape. Together these assessments determine that there are no historic features which will be adversely affected by the proposal, largely due to the presence of screening from both natural features and intervening development.

Facilitating the Sustainable Use of Minerals

- 4.19 The site lies within a Minerals Safeguarding Zone. An incidental approach to minerals extraction is proposed as being most suitable to this site, as described at chapter 13 of the accompanying Environmental Statement. Underlying deposits of sand and gravel will be excavated during construction preparatory groundworks, with material that can be used in development construction to be retained on site, and any additional resources to be taken off site for further processing. The sand and gravel resource could be utilised on site in the construction of footings, trenches, drainage channels and as sub-base material. This would reduce the need for such materials to be brought to the site for these purposes

5.0 LOCAL PLANNING POLICY

West Berkshire Council Development Plan

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant Development Plan policies are set out below, before the way in which the proposal responds to each of these policies is considered. This should also be read alongside the Environmental Statement which accompanies this application, in order to assess the likely effects of the development on issues such as transport, noise, air quality and the landscape.

5.2 The West Berkshire Development Plan documents relevant to this proposal comprise:

- Core Strategy Development Plan Document (2006-2026) adopted July 2012
- Housing Site Allocations Development Plan Document adopted May 2017
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
- Replacement Minerals Local Plan for West Berkshire incorporating alterations adopted in December 1997 and May 2001
- Waste Local Plan for Berkshire adopted December 1998

West Berkshire Core Strategy

5.3 The adopted Core Strategy sets out the long-term vision for West Berkshire up until 2026. It provides the overall planning framework and high-level policies on which the more detailed policies and site-specific proposals of the Sandleford Park SPD are based. Of most relevance to the proposal at Sandleford Park West is Policy CS3, which provides the policy basis for development of the site and which is repeated below for ease of reference.

Policy CS 3 Sandleford Strategic Site Allocation

5.4 Within the area identified at Sandleford 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 and sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford 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.

5.5 The proposal by Donnington New Homes for development at Sandleford Park West will help deliver up to 500 new homes as part of the overall policy requirement for 2000 new homes on the Sandleford Park Strategic Site. The Phasing Plan (Reference PP-05 Rev C), demonstrates a phased approach which will help achieve the policy requirement for at least half the homes to be delivered by 2026.

5.6 Based on the net developable areas, the amended proposal will provide an average density of 37.5 dwellings per hectare, increasing to 40 dwellings per hectare across the two sites. 57% of the dwellings will be family homes comprising two, three and four bedroom properties.

5.7 As this application covers only the western part of the strategic allocation, it should be read alongside the application proposals for the balance of the site controlled by Bloor Homes. The proposals set out in this application support the delivery of the country park as the applicant will enter into a legal agreement to secure financial contributions towards its provision, maintenance and management. In addition, the proposals put forward as part of this application will, alongside those proposed on the balance of the Sandleford Park site, provide the educational requirements in their entirety, comprehensive green infrastructure, linked footpaths and cycleways and an integrated road network. In conclusion, there are no elements of the infrastructure requirements as set out in Policy CS3 and in the SPD, which cannot be delivered through two separate yet complementary applications.

Area Delivery Plan Policy 2

- 5.8 This policy sets out the development proposals for Newbury and the surrounding area, including the provision of 5,400 homes over the core strategy period. Sandleford Park is identified as an urban extension, providing a new residential neighbourhood. This proposal by Donnington New Homes will contribute up to 500 new dwellings as part of the wider development of Sandleford Park, helping to meet the housing need for the district as a whole and for the Newbury sub-area of the district.

Policy CS1 Delivering New Homes and Retaining the Housing Stock

- 5.9 This policy makes provision for the delivery of at least 10,500 net additional dwellings and associated infrastructure over the period 2006-2026. New homes will be primarily developed on previously developed land and suitable land within settlement boundaries, strategic sites and land allocated for residential development in subsequent DPDs.
- 5.10 The site is part of the allocated Sandleford Park Strategic Site and therefore complies with the requirements of Policy CS1. There are no known overriding constraints which will prevent delivery, at least in part, during the latter part of the plan period to 2026.

Policy CS4 Housing Type and Mix

- 5.11 Residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community. In areas outside town centres, new residential development will predominantly consist of family sized housing which should achieve densities of between 30 and 50 dwellings per hectare and enhance the distinctive suburban character and identity of the area.
- 5.12 The appended Housing Mix Technical Note confirms that the combined (DNH and Bloor Homes) housing mix for Sandleford Park will provide 57% of the homes as "family housing". For Sandleford Park West, that percentage increases to 66%, given the lower density nature of parts of this scheme.
- 5.13 Parameter plan PP-04RevB shows the densities across the site, with lower densities towards the western part of the site and increasing towards the eastern part of the site, where densities will reflect those proposed on the adjoining Bloor Homes site. This change in densities across the site is to ensure the proposed layout responds sympathetically to the existing pattern of development to the north and west of the site. The lowest densities are proposed towards the west, adjoining very low density housing around Garden Close Lane and Kendrick Road with densities increasing towards the east to allow seamless integration with the density of housing proposed most recently on the western part of the Bloor Homes site (planning application ref: 16/03309/OUTMAJ).

Policy CS5 Infrastructure Requirements and Delivery

- 5.14 This policy identifies the key infrastructure schemes required to facilitate development and secure the delivery of the Core Strategy. These comprise, but are not limited to, those set out in the Infrastructure Delivery Plan (IDP).
- 5.15 The infrastructure requirements identified in the IDP specific to the Sandleford Park Strategic Site relate to transport, including cycling and walking infrastructure, affordable housing, energy and waste, utilities and drainage. The provision of this infrastructure will be identified and delivered as appropriate through this planning application and a linked planning application relating to the balance of the Sandleford Park site, subsequent detailed planning applications, Section 106 planning obligations and through the Community Infrastructure Levy (CIL).
- 5.16 The location, type and quantity of cycling and walking routes, affordable housing and drainage infrastructure for Sandleford Park West are shown on the masterplan, GI plan and Housing Mix Technical Note respectively. Further details regarding infrastructure are contained within the relevant chapters of the Environmental Statement, including the Utilities Assessment and Transport Assessment.

Policy CS6 Affordable Housing

- 5.17 This policy sets out the Councils affordable housing requirements, including the requirement for 40% provision on greenfield sites. Tenure split will take into account identified local need and site-specific issues such as funding and the economics of provision. The first phase of development proposes 40% affordable housing which will include the extra care provision.
- 5.18 Other synergies with the proposals on the wider site include the proposal for all affordable homes to comply with the Homes and Community Agency Design and Quality Standards, with the comparable standards of the former Code for Sustainable Homes Level 4 in the Building Regulations which now take precedent and for all affordable homes to conform with Lifetime Homes Standards. In addition, extra care housing is proposed to complement the care home previously proposed by Bloor Homes directly to the east. If delivered as proposed, this would create an elderly care “hub” in close proximity to the location of the proposed local centre.

Policy CS11 Hierarchy of Centres

- 5.19 This policy identifies Newbury as a major town centre, where main town centre uses as identified in the NPPF, will be directed. The development is located only 2.8km from Newbury Town Centre, a major centre where retail and employment provision will be focused through the delivery of local plan

policies. Key aspects of the vision set out in the Sandlesford Park SPD are to provide an urban extension to Newbury which integrates with the local and wider neighbourhoods and to provide good access to education, jobs, services, shops and public transport.

5.20 The allocated site sits directly adjacent to the current settlement boundary of Newbury and is identified as an urban extension, key to the expansion of Newbury. The proposed residential elements largely adjoin existing development, helping to provide integration with existing neighbourhoods. The residential development towards the west of the site will integrate with existing development to the west, providing integration with wider neighbourhoods. New development towards the east will integrate with the new facilities being provided on that part of the site, including the proposed local centre.

5.21 One of the key benefits of this layout is the ability to connect to existing public transport, cycleways and footpaths and provide new provision, benefitting not only new residents, but existing neighbourhoods. This is demonstrated on the Access and Movement Plan (PP-02RevC) which shows how the Main Access Road (MAR) links Andover Road to the west of the strategic site and connects via Warren Road, with the main access road proposed by Bloor Homes under planning application ref: 16/03309/OUTMAJ. This connection will provide access across the allocation site and north to Monks Lane and east to the A339, with onward routes into Newbury town centre.

Policy CS13 Transport

5.22 This policy sets out the Council's commitment to reducing the need to travel, providing a choice of sustainable travel options and mitigating the impact of travel on the environment

5.23 The site is approximately 2.8km from Newbury Town Centre, the district's largest town which offers retail, leisure, recreational, food and drink and cultural facilities. The site is within walking and cycling distance of many of these facilities with bus services also available along Andover Road. A full assessment of the impact on transport in the vicinity of the proposed development, during both the construction and operational phase, is provided in the Environmental Statement and in the amended Transport Assessment.

Policy CS14 Design Principles

5.24 Criteria for the new development proposals are set out, in order to achieve high quality and sustainable design which respects the character and appearance of the area.

5.25 The current proposal is able to meet all of the criteria set out at policy CS14. Of particular note is the development's ability to provide good accessibility, a mix of buildings and landscaping and create

linkages between green spaces and wildlife corridors. However, the current proposal is in outline only and the detailed design will be reserved for consideration in subsequent applications. The design principles set out in Policy CS14 and the urban design principles set out at Section F of the SPD apply to the entire site and will help ensure a comprehensive design approach across the strategic site.

Policy CS15 Sustainable Construction and Energy Efficiency

- 5.26 The policy sets out standards for residential and non-residential development, including the requirement for all new residential development to meet Code for Sustainable Homes level 6 and zero carbon by 2016 (endorsed by Section R of the SPD).
- 5.27 This policy is the Council's adopted policy on sustainable construction and energy efficiency. However, the applicant also notes the Government's more recent advice which confirms the abolition of the Code for Sustainable Homes and its replacement with Building Regulation Part L. The development will accord with the requirements of Part L.

Policy CS16 Flooding

- 5.28 CS16 confirms the sequential approach set out in the NPPF, which directs development away from areas at greatest risk of flooding. The policy also requires a Flood Risk Assessment (FRA) for development in Flood Zone 1 (1ha or more) and Flood Zones 2 and 3.
- 5.29 The strategic site has been allocated through Core Strategy Policy CS3, which will have considered a sequential approach to the location of new development as part of the Local Plan FRA. The principle of residential development in this location has already been established and its ability to meet national policy with regard to flood risk, has been confirmed.
- 5.30 Since the previous submission, an amended drainage strategy has been prepared. This is based on a detailed study of Brick Kiln Copse which assesses the environmental constraints present (topography, ecology, trees, water course) and sets out design principles for the provision of a SuDS scheme within the Copse which creates habitat, retains important trees, includes future woodland management, and delivers access for recreational use and pedestrian routes. Full details can be found in the Brick Kiln Topic Paper at Appendix 12.3 of the Environmental Statement.

Policy CS17 Biodiversity and Geodiversity

- 5.31 The policy seeks to protect areas of greatest importance, while maximising opportunities to enhance the environmental capacity of the district. Opportunities will be taken to create links between natural habitats and strategic opportunities for biodiversity improvement.

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- 5.32 The site is not subject to any international or national nature conservation designations. However, it does contain areas of woodland and water-courses which contribute to the environmental capacity of the district and the character of the site. Brick Kiln Copse (within the application site) and Gorse Covert (adjacent but off-site to the east) are both designated as Local Wildlife Sites.
- 5.33 Consultee responses received in respect of the original application (18/00828/OUTMAJ) noted the local significance of Brick Kiln Copse and the potential impacts on the ecological and arboricultural features of interest, as a result of both drainage and recreational proposals. To consider these responses in full and provide a detailed explanation of the amended drainage and green infrastructure proposals, a topic paper has been prepared in support of this submission. The paper provides an examination of the baseline conditions, including the geological and hydrological conditions which support the flora and fauna prevalent in Brick Kiln Copse.
- 5.34 One of the key concerns noted in the consultee responses was the potential impact of the drainage proposals on trees and ecology. The drainage strategy has therefore been amended and is based on principles previously agreed with West Berkshire Council's Drainage Engineer. These amendments will provide multiple benefits for surface water runoff and flood risk management, water quality, amenity and biodiversity. The proposals are set out in detail in the BKC Topic Paper and on the Drainage Strategy CEC Plan No. 6730/501 (I) and demonstrate a combined approach which enhances Brick Kiln Copse as a key Green Infrastructure asset with associated landscape, recreation and educational benefits.

Policy CS18 Green Infrastructure

- 5.35 This policy seeks to protect and enhance the district's green infrastructure, with new developments required to make provision for high quality and multifunctional open spaces and provide links to the existing green infrastructure network.
- 5.36 The Green Infrastructure Plan PP-06RevF which accompanies this submission shows the retention of woodland at Brick Kiln Copse in the centre of the site and the provision of a 15-metre buffer. This woodland at the centre of the site forms the hub of the green infrastructure network, from which numerous linkages are made to other parts of the applications site, existing communities and the wider Sandford allocation. The way in which the characteristics and qualities of Brick Kiln Copse have informed the GI provision across the wider site is explained in the Brick Kiln Topic Paper at Appendix 12.3 of the Environmental Statement.
- 5.37 The existing Public Right of Way from Warren Road will be enhanced as a shared footpath/cycleway to extend east into the Bloor site. A green corridor links Brick Kiln copse to the main green corridor

through the adjoining development and the proposed country park, with a secondary corridor providing further connectivity towards Gorse Covert. Public open space is located around existing tree belts, with a LEAP indicatively proposed to the north-west of the Copse. To further enhance the on-site GI provision, the main access road will be planted as a tree-lined avenue.

Housing Site Allocations Development Plan Document (November 2015)

- 5.38 The Housing Site Allocations DPD confirms the district's housing requirement, previously set out in the adopted Core Strategy, for at least 10,500 dwellings to 2026, equating to an annual requirement of 525 dwellings. It sets out the strategy for delivery based on four spatial areas: Newbury and Thatcham, the Eastern Area, the East Kennet Valley and the North Wessex Downs AONB. The Sandleford Park Strategic Site is not identified as an allocation in the plan, having already been allocated under Core Strategy Policy CS3 and supported by the adopted SPD. However, the importance of Sandleford Park in helping to deliver housing in the Newbury and Thatcham Spatial Area is recognised at paragraph 2.5, where reference is made to the site and to its importance in delivering housing both during and beyond the plan period. The role of the Housing Site Allocations DPD is to allocate non-strategic housing sites across the district to ensure the delivery of at least 10,500 dwellings to 2026. At the same time, the Council reviewed Settlement Boundaries across the District to allow development in principle while protecting the character of the settlements and preventing unrestricted growth into the countryside. The settlement boundary review for Newbury included bringing the curtilage of Sanfoin, Garden Close Lane, within the Settlement Boundary, together with proposed development areas of Sandleford Park (see Newbury (south) Settlement Boundary Map).
- 5.39 Other policies of relevance to this amended submission for proposals at Sandleford Park West are considered below.

Policy GS1 General Site Policy

- 5.40 The policy confirms the requirement for development to be delivered in accordance with the West Berkshire DPD and adopted Supplementary Planning Documents. Criteria are listed for the development of all allocated sites, including comprehensive master planning, sustainable approaches to travel, the provision of appropriate infrastructure and the consideration of impacts on landscape and biodiversity.

5.41 The plans and documents submitted in support of this application address the criteria listed at Policy GS1. Of particular importance are the parameter plans, which help demonstrate how the proposal for Sandleford Park West integrates with the proposals by Bloor Homes in its application for the eastern part of the strategic site, effectively fulfilling the requirement for comprehensive master planning. Road, cycle and footpath linkages are shown, densities respond to those proposed on the adjacent part of Sandleford Park and the extensive green infrastructure reflects and compliments that being proposed to the east.

Policy P1 Residential Parking for New Development

5.42 This policy sets out the parking standards for all new residential development. The proposed development falls within Zone 2 as identified in the plan, where the parking standards are as follows:

	Flats (+1 additional space per 5 flats for visitors)			Houses			
Bedrooms	1	2	3	1	2	3	4
Zone 2	1.25	1.5	2	1.25	2	2.5	2.5

5.43 The amended Concept Masterplan has been designed on the basis that the above parking requirements can be fully accommodated within the proposed layout, primarily through in-curtilage parking.

5.44 A Travel Plan and full Transport Assessment are also required. In response to consultee responses, both of these documents have been updated and form part of this amended submission.

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

5.45 Although the Core Strategy and Site Allocations Plan have replaced a number of the policies in the District Local Plan, some policies remain in place. Those of particular significance include:

Policy TRANS1 Meeting the Transport Needs of New Development

5.46 This saved policy requires the provision of a range of facilities associated with different transport modes including public transport, walking, cycling and parking provision. The policy states that the level of parking provision will depend on the availability of alternative modes.

5.47 The parameter plans show access across the site and to the remaining part of the strategic site via a linked network of footpaths and cycle routes. Bus services run along Andover Road, with three bus

stops within 150 metres of the junction between Warren Road and Andover Road. Bus services will be introduced into the Sandleford Park development in phases. There are footpaths on both sides of Andover Road, providing pedestrian access to local education, shopping and leisure facilities. The wide availability of alternative modes of transport is considered in more detail in the Transport Statement which supports this application.

Policy RL1 Public Open Space Provision in Residential Development Schemes

5.48 This saved policy sets out a standard for open space provision ranging between 3 and 4.3 hectares per 1000 population. The form, scale and distribution of such provision is to be considered in the context of individual circumstances.

5.49 The Sandleford Park SPD sets out the public open space requirements for the whole allocation at P1:

- 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

5.50 Public open space is being provided as shown on the Sandleford Park West Masterplan and Green Infrastructure Plans (CMP-01RevE and PP-06RevF). The proposal the subject of this application contains formal open space in the form of a LEAP as well as LAPs (in the form of areas of natural play) together with extensive informal open space for recreation, particularly in and around Brick Kiln Copse. It is intended that the Country Park will be delivered in its entirety by Bloor Homes (or their successors) and that Donnington New Homes will provide financial contributions pro-rata towards its laying out, maintenance and management.

Replacement Minerals Local Plan for Berkshire

5.51 The Replacement Minerals Local Plan for Berkshire was initially adopted in 1995 and was subject to alterations in 1997 and 2001. It sets out policies to be applied for mineral extraction in Berkshire over the period to 2006. Policies 2 and 2A seek to either protect mineral deposits or encourage the extraction of minerals prior to other more permanent forms of development taking place.

5.52 The site is located in a Mineral Safeguarding Zone. The Minerals Assessment which supports this application concludes that, 'partial prior extraction of the mineral resources can be undertaken in advance of, or as part of, the proposed development...' This would not cause a delay in the timescales

for delivery of the housing development and it would prevent the minerals resource from being sterilised. The underlying sand and gravel that would be excavated during preparatory earthworks required to construct the development could be retained for use on site, with any additional resource being taken off site for further processing. Excavation would be required for all built development as well as all necessary infrastructure and drainage. The sand and gravel resource could be utilised beneficially on site in the construction of footings, trenches, drainage channels, and as sub-base material. This would prevent the need for bringing additional resources onto the site for these purposes. The shallow depth of the topsoil would mean that a substantial amount of sand and gravel would be recovered from the preparatory earthwork excavation.

Waste Local Plan for Berkshire

- 5.53 The Waste Local Plan for Berkshire was adopted in 1998. Its purpose is to set out detailed land use policies for the treatment and disposal of waste in the county.

6.0 SANDLEFORD PARK SPD

- 6.1 West Berkshire Council adopted the Sandleford Park Supplementary Planning Document (SPD) in September 2013 and revised it in March 2015. The SPD, which was produced in consultation with the landowners of Sandleford Park, provides a framework for the future development of the allocated site. The SPD provides a comprehensive analysis of the existing site, as well as a vision for the future of the site and the development principles which should be followed to inform design and layout. The “Vision”, “Objectives” and “Principles” are reproduced below, with commentary explaining

Vision

- 6.2 “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.
- 6.3 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.
- 6.4 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

- 6.5 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.

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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.
 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 are provided in a timely and coordinated manner which keeps pace with the development

Development Principles

6.6

Category		Development Principle	Design Response (updated December 2019)
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 any planning application.	<p>The GI Plan (PP-06 Rev F) shows how the retention of key GI assets such as copses, hedgerows, treelines, streams and ponds has informed the layout of the site, which is then enhanced with new planting, water features and green links. The GI plan has also been based on the findings and recommendations of the Landscape and Visual Impact Assessment (LVIA) which forms part of the Environmental Statement and provides further detail in support of this application.</p> <p>The GI Plan which forms part of this updated submission shows the key green corridors which will connect with the eastern part of the Sandleford Park Strategic Site. In particular, two key green corridors provide opportunities to link Brick Kiln Copse with the wider Sandleford Park, including the Country Park and valley corridor. These are supplemented by other green links including the PROW from Warren Road.</p>
	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 landscaping proposals will be submitted as part of future Reserved Matters applications, once outline approval has been granted.
	L3	As part of the delivery of L2, details of the Country Parkland including its design and management will be provided as part of any future planning application.	The Country Park land is outside the boundary of this application and is wholly controlled by Bloor Homes. The mechanism for the delivery of the Country Park is to be agreed.

	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.	The GI Plan shows the retention of woodland. Since the original submission, further work to identify the ecological significance of Brick Kiln Copse has been carried out, and specialists have worked together to develop an amended strategy for BKC which will allow the woodland to be brought under a comprehensive programme of ongoing management. This will be to the benefit of the trees some of which are suffering as a result of undermanagement. The select removal of Sycamores which are non-native and already failing in the wet conditions will allow light through to the woodland floor and thereby allow high value ground flora to develop. On-going management of the woodland will also ensure the quality, structure and resilience of the currently unmanaged woodland is maintained and enhanced over time. A 15-metre buffer is proposed around BKC, in accordance with the key design principles set out in the SPD (CA8). Other areas of woodland and hedgerow are retained within the GI proposals to create corridors for wildlife and recreation.
	L5	The development will include measures to ensure that views into and from the site, in particular those from Sandford Priory and the A339 will be protected and enhanced.	Chapter 9 of the ES sets out the landscape strategy and the measures to mitigate potentially adverse landscape and visual impacts, with detailed analysis at section 9.8. Paragraph 9.8.15 notes that Appraisal Photograph 04 is a representative view as seen from the upper floor of the Grade I listed Sandford Priory (Now St Gabriel's School) at 110 AOD at 1.31km from the eastern boundary of the Site. The woodland copse of Gorse Covert can be seen as a feature on the higher ground in the background of the view. The development site itself is obscured from view by the copse and boundary vegetation.
	L6	The site will have a series of green links and spaces through the development areas to avoid	Key green corridors and other green links are shown on the GI Plan, PP-06 Rev F. The way in which these relate to proposed

		large areas of built form, promoting cycle and pedestrian access through the Site.	development parcels is shown on the Masterplan (CMP-01 E). An extensive network of footpaths and cycle links is proposed across the site and to join with existing and future networks, including the Country Park. Cycling will be promoted as the proposal is developed, with cycle sheds and communal cycle stores included in more detailed, reserved matters applications.
	L7	Details of the design of the Valley Access Road will be provided as part of any future planning application.	The valley Access Road is outside the boundary of this (DNH) application site.
	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.	Chapter 10 of the ES establishes which known heritage assets could be affected by the proposal and the likely impact on their setting and significance. Specifically, the operational and construction impacts of the comprehensive Sandlesford Park development on Sandlesford Priory and its Registered Parkland Garden are assessed, together with the potential for unrecorded archaeology on the site. With regards to Sandlesford Park West, its impact on a wider range of heritage assets is considered.
Ecology and Wildlife	E1	The site will actively manage and promote ecology and biodiversity within the site.	The Brick Kiln Copse Topic Paper which supports this submission sets out the amended approach to the retention, enhancement and management of the woodland. The existing main waterbody within the woodland is to be a permanently wet feature, of high value to species using the woodland. The clearance of non-native trees will allow an increased amount of light to pass to the woodland floor to the benefit of the existing species and additional space will provide opportunities to introduce new habitats such as log piles, bird and bat boxes. The introduction of raised boardwalks or paths through the Copse will allow those accessing the woodland to experience the

			<p>wide range of species without having consequential impact. Where paths and raised boardwalks cross areas of heightened ecological interest, small scale translocation to another area of Brick Kiln Copse can be achieved to ensure that species diversity across the Copse is preserved. This approach will be adopted across the site, where opportunities to protect and enhance biodiversity will be incorporated into even the smallest stretches of woodland and hedgerow.</p>
	E2	<p>Management and protection of ecology through the development process.</p>	<p>Chapter 12 of the ES provides an ecological assessment which identifies the key ecological features of the site and mitigation proposed within the design. Particular ecological mitigation is explained at paragraph 12.4.1.</p>
Access and Movement	A1	<p>The layout and design of Sandleford Park will promote a hierarchy of streets, spaces and routes which create a legible and permeable place.</p>	<p>The Access and Movement Plan (PP-02 Rev C) shows the main access road from which secondary and tertiary routes follow. Footpaths and cycleways integrate with this network, promoting opportunities to move around the site and link to the wider site by a variety of modes. Paragraph 2.9 and Chapter 4 of the Design and Access Statement describe the legibility and permeability of the development in more detail.</p>
	A2	<p>The scheme will integrate with the existing surrounding development to ensure connections to the wider area.</p>	<p>The main access to the application site is via Warren Road, which provides connections to the A343 and to the A34 beyond. The A343 has a regular bus service to Newbury town centre and the train station. The bus service will extend into and through the Sandleford Park site as the development progresses. The main access road and green corridors are designed so that they link to the Sandleford Park development to the east in a homogeneous manner.</p>

	A3	Sandleford Park will promote alternative forms of transport to the private car.	An extensive network of footpaths and cycle routes is proposed across the site and will also link with routes outside the application site. A bus route into and through the site will be provided in phases.
	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 Access and Movement Plan (PP-02 Rev C) shows footpaths and cycle routes which provide alternatives to road travel across the site. Pavements are provided on main and secondary routes.
	A5	Car Parking and Cycle Parking will meet the needs of residents and visitors.	Parking will be provided in accordance with West Berkshire Council's adopted standards.
	A6	The design of buildings and spaces will be accessible to all members of the community.	A mix of dwelling types and tenures is proposed. Flats, apartments, elderly care, detached and semi-detached and terraced dwellings are proposed, with 40% of the development providing affordable accommodation.
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 amended drainage design confirms that the proposed system as shown is adequate to accommodate the design storm event of 1:100 year with 40% climate change allowance as per the NPPF/EA requirements. The development site will discharge into the existing watercourse at the current greenfield rate of 5.1l/s/ha, thereby ensuring the development does not increase surface water runoff or flood risk when compared to the existing situation.
	H2	Surface water drainage shall be managed with a variety of Sustainable Drainage Systems (SuDS).	As designed the strategy provides a solution to surface water management on the site that can be adapted as the detailed designs of individual parcels come forwards to reduce the number storage features through an increase in source control SUDS features such as roadside swales, permeable paving, rain gardens, tree pits, rainwater harvesting and green roofs.

	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.	The comprehensive, multi-functional approach adopted in respect of the amended drainage design, means that the strategy provides not only surface water and flood risk management benefits, but also ecological, arboricultural, recreational, amenity and educational benefits. SuDS features are also incorporated which reduce sediment and contaminants from runoff, helping improve water quality.
	H4	The use of externally sourced water should be minimised within the site encouraging the recycling of rain and grey water.	More detailed information will be provided as the scheme progresses to the Reserved Matters planning application. However, the adoption of current Building Regulation standards will ensure that consumption is reduced to meet current guidelines or policies.
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 Country Park land is outside the application site. The mechanism for its delivery is to be agreed. The DNH proposal provides 5.9ha of public open space and green infrastructure, including the Brick Kiln Copse area, hedgerow/tree belt buffer zones, play space and balancing areas which can be used for informal recreation and leisure. Areas for food growing form part of the Country Park's design.
	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.	The Country Park is outside the application site. DNH will work with Bloor Homes and the Sandleford Farm Partnership or their successors to help secure the delivery, management and maintenance of the Country Park as appropriate.
	P3	Public open spaces will be designed so that they are accessible to all members of the community.	The network of footpaths and cycleways link across the site and to routes outside the site. Routes will enable residents from areas to the

			west of the site to access routes into the site and benefit from proposed GI provision.
	P4	Public open spaces will maximise the opportunities provided by the existing landscape features on the site.	Open space and GI on the site are based around existing features and provision, such as Brick Kiln Copse, minimising loss and impact on the landscape. Play areas will be designed around existing features, promoting naturalised play to reflect the character of the area.
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 photovoltaic 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.	The requirements of R1 will be addressed through future Reserved Matters applications.
	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.	Donnington New Homes would be willing to explore such opportunities, if appropriate.
	R3	A Design Code/Design Principles will be established through any future planning application to embody sustainable design and construction principles, including the Code for Sustainable Homes requirement.	The requirements of R3 are noted and will be addressed as the current proposal and future planning applications are progressed.

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.	This application will deliver part of the neighbourhood community to the west of the valley corridor which separates Development Parcel North (DPN) from Development Parcel Central (DPC) in the eastern part of Sandleford Park controlled by Bloor Homes. This neighbourhood will form an extension to the existing urban form of Wash Common to the west of the site. Layout, design, heights and densities adjust across the site having regard to adjacent development and that proposed on the Sandleford Park site to the east. Lower heights and densities characterise the west of the site, whilst building heights and densities increase to the east, where densities reflect those proposed on the Central Development Parcel of the Bloor Homes site.
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.	Links with the wider community are proposed. Local facilities, such as the local centre and country park lie outside the DNH application site, but the application does make provision for access to these via a network of footpaths and cycle links, as well as the main access road. The provision of safe pedestrian and cycle access to educational facilities on and adjacent to the site are key design considerations. Facilities proposed as part of DNHS amended submission include, sports pitch, a primary school, an extra care facility and Swings and Smiles, (a support and play facility for families of children with special needs.)
	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 is located outside of this application site, although footpath and cycle links provide easy access across the entire strategic site, enabling residents to easily access community facilities.

7.0 SUSTAINABLE DRAINAGE SYSTEMS SPD

7.1 Since the original planning application submission in 2018, West Berkshire Council has adopted a Sustainable Drainage Systems Supplementary Planning Document. The SPD, which was adopted in December 2018, sets out the following vision for development in West Berkshire:

"All development will manage surface water run-off as close to the source as possible, using Sustainable Drainage Systems (SuDS). SuDS will be integrated within the built environment ensuring good quality design is partnered with water management. SuDS will be designed not just to drain the site, but also to provide multiple benefits such as improving water quality, flood risk, resilience to climate change, public amenity and biodiversity".

7.2 It is this vision which has guided the preparation of the Brick Kiln Topic Paper, which explains the process behind the proposed drainage strategy and the multifunctional benefits which will be achieved. The topic paper provides details of not only the surface water drainage proposals, but also the ecological, arboricultural, recreational, amenity and educational benefits which will be delivered.

7.3 The SPD provides guidance for the design of a successful SuDS Scheme, the key elements of which are:

1. Early consultation with West Berkshire Council
2. Integrate SuDS into the design from the beginning
3. Ensure opportunities for multiple benefits are realised
4. Agree or develop adoption strategy for all forms of SuDS to be used on the site
5. Consider the operation and maintenance requirements of the whole drainage system

7.4 The amended drainage strategy has been designed in consultation with officers from West Berkshire Council. The starting point has been looking at the ecological and arboricultural status of Brick Kiln Copse and looking at ways in which this can be enhanced through the drainage strategy. This means that naturalised features have been incorporated, including a permanent water feature in the centre of the copse. From this, recreational, educational and amenity benefits have been incorporated to comply with 3 above. Management and maintenance arrangements for the development's drainage network will be agreed with West Berkshire Council through this planning application process.

8.0 AFFORDABLE HOUSING STATEMENT

- 8.1 Core Strategy Policies CS3 and CS6 and the Sandleford Park SPD set out the requirement for the delivery of at least 40% affordable housing across the strategic site. Section F, Part N of the SPD confirms that extra care housing and “move on” accommodation can be provided as part of this requirement.
- 8.2 The need for affordable housing is a material planning consideration which can be taken into account when determining planning applications. The NPPF identifies the three dimensions of sustainable development: economic, social and environmental at paragraph 8. While these dimensions should not be considered in isolation, of particular relevance to the provision of affordable housing is the social role:
- “to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”*
- 8.3 Paragraphs 61 and 62 recognise the need to provide housing for different people in the community. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 8.4 Affordable housing is defined in the NPPF (Annex 2 – Glossary) and includes housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with certain definitions.
- 8.5 The proposal includes the provision of 40% affordable housing across the site and for each phase, including the provision of 60 extra care units which contribute to the overall requirement.
- 8.6 Affordable housing is to be provided in accordance with Policy CS3 of the Core Strategy (40%). The proposal is for up to 500 units, 200 of which will be affordable, of which 60 will be extra care units. The extra care units will provide entirely one bedroomed accommodation. The remaining 140 units will provide a mix of one, two, three and four bedroom properties for affordable sale and rent, the proposed mix being described in the joint DNH/Bloor Homes Housing Mix Topic Paper which is appended. The proposed mix is derived directly from the SHMA.

9.0 COMMUNITY BENEFITS

Public Recreation Space and Access

9.1 The development proposes 5.9ha of strategic landscape and green space. This is provided in a number of ways:

- A network of greenway corridors and green links providing footpath and cycle access into and across the site including routes to the Country Park to be delivered to the east;
- Informal open space within and around Brick Kiln Copse;
- A Local Equipped Area for Play (LEAP) and Local Areas for Play including opportunities for “natural play” areas in buffer and landscaping areas around woodlands and tree belts;
- Areas around balancing ponds also provide opportunities for informal recreation.

9.2 The proposal also delivers new opportunities for public access into Sandlesford Park from Wash Common. At present, access is restricted to the single public footpath which runs east-west along Warren Road to the A339. This proposal will deliver a step change in the public accessibility of Sandlesford Park, creating new points of pedestrian and cycle access into the site from Garden Close Lane and Kendrick Road; by improving the existing footpath from Warren Road for its shared use by pedestrians and cyclists; and by creating a new network of footpaths and cycleways connecting to the east.

Education

9.3 The originally submitted masterplan provided for a 3.6ha “education campus” in the northern part of the site, including 1.4ha for a 1 form entry primary school, with an additional 0.6ha to expand to a 2-form entry school on a 2.0ha site in the future. A further 1.6ha was proposed for the expansion of Park House School, which is located immediately to the north of the site.

9.4 The amended masterplan (reference CMP-01RevE) retains the provision of a 1 form-entry primary school but has re-located it onto 1.4ha of land to the southern end of the “Eastern Fields”. There is also sufficient land in this location to expand the primary school to 2 form entry on land immediately south of the Sandlesford Park allocation, should that land be allocated for housing development in the future.

9.5 In addition, about 1.0ha of land is provided for Park House School expansion, offering the potential to provide an adult sized 4G pitch at the northern end of site, to the south of Park House School. This also provides flexibility for future school expansion, should circumstance require it.

The 4G pitch would be available for use by community groups when not being used by Park House School, with dedicated parking directly adjacent, which will also be available as a school drop-off and pick-up point.

9.6 **Swings and Smiles**

Swings and Smiles is a charity based in West Berkshire, which provides recreational facilities and services for families of children with special needs. Currently temporarily located in Thatcham, the proposed facility will provide a permanent new centre for this excellent local charity with both indoor and outdoor recreational facilities offering a range of play settings for children with special needs, together with the provision of support and services for their families. The general location of the Swings and Smiles building has not changed since the original submission and it remains located immediately to the east of New Warren Farmhouse. Shared parking and open space is provided directly adjacent to the proposed building.

10.0 IMPLEMENTATION

Delivery of Sandleford Park West

- 10.1 Planning permission was granted for proposed improvements to Warren Road in September 2014. These improvements will provide additional capacity to Warren Road, by widening it to 4.8m, such that it can serve up to the first 100 homes on Sandleford Park West, together with the extra care units and Swings and Smiles (the latter two uses being very low generators of traffic). This planning permission has been implemented, including alterations to Park Cottage.
- 10.2 On 1st November, 2019, a further full planning application ref: 19/02707/FUL was registered by West Berkshire Council. This proposed "Improvements and enhancements to Warren Road to serve New Warren Farm following demolition of Park Cottage with associated landscaping and trees." These proposals include the widening of Warren Road to 6.0m with 2.0m footways to either side, initially to serve New Warren Farm but thereafter to provide access to Sandleford Park. The Main Access Route through Sandleford Park West proposed as part of this outline application forms an extension to Warren Road.

Timescales

- 10.3 Outline Planning permission:
- Sandleford Park West revised outline application submitted December, 2019;
 - Bloor Homes/ Sandleford Farm revised outline application also submitted October, 2019;
 - Assume that these outline applications are then twin-tracked to the same Planning Committee meeting – allow 6 months to June, 2020;
 - Assume Warren Road application reference 19/02707 is either determined before or no later than at the same committee as these two outline applications
 - Assume that agreed final draft S106 Agreements are prepared by the Planning Committee meeting date;
 - Assume that Notices of Outline Planning Permission are issued in August, 2020.
- 10.4 Reserved Matters approvals:
- Preparation of detailed design matters for Phase 1 of the Sandleford Park West development including the main access route, and first phase of housing (detailed floor plans, elevations, cross-sections and layouts for all individual buildings in the phase) – allow 3 months to November, 2020;

-
- Submission of comprehensive Reserved Matters application to the Council – allow 4 months for determination to March, 2021.

10.5 “Conditions Precedent” approvals:

- Preparation of further detailed design or technical submissions to discharge pre-commencement conditions from the Reserved Matters consent – allow 2 months to May, 2021;
- Submission of Discharge of Conditions application to the Council – allow 2 months for determination to August, 2021.

10.6 Phase 1 commencement of development on Sandleford Park West – estimated **August, 2021.**

11.0 FACILITATING THE POTENTIAL SANDLEFORD PARK EXTENSION AND SOUTHERN LINK ROAD TO WASH WATER

- 11.1 The Sandleford Park West Proposals have been designed to facilitate a potential future southern extension to the development which may be allocated through West Berkshire Council's review of its current adopted Development Plan. Although this is not a matter currently for determination under this outline planning application, it has influenced the re-design of the current scheme's illustrative Masterplan and Parameter plans, hence its consideration below.
- 11.2 Simultaneous to the current application at Sandleford Park West, Donnington New Homes has also been promoting a sustainable extension on land to the south of the current allocation, in which DNH have joint control. Since 2013, DNH has promoted land at Sandleford Park South (SPS) through "Call for Sites" submissions and local Plan Representations, as follows:
- West Berkshire Strategic Housing Land Availability Assessment (SHLAA) submitted 2013;
 - West Berkshire Council 'Call for Sites' for HELAA: Sandleford Park Extension and Wash Common Relief Road submitted March 2017;
 - Local Plan Review Scoping Report and Sustainability Appraisal Formal Representation submitted March 2018;
 - Regulation 18 Consultation – West Berkshire Local Plan Review to 2036 Consultation Response submitted December 2018.
- 11.3 Previous submissions demonstrate that the SPS extension is capable of delivering a strategic scale development for the continued delivery of housing to the period 2036, with associated benefits including a new relief road and further expansion of the green infrastructure network proposed at SPW, benefitting pedestrians, cyclists and wildlife. A concept masterplan prepared as part of previous submissions show that SPS could deliver:
- Up to 400 new homes
 - A fifth access to Sandleford Park through the delivery of the Wash Common Relief Road
 - A riverside park along the northern side of the River Enborne, linking to the proposed Country Park in Sandleford Park.
- 11.4 Initial proposals have been based on combined constraints and infrastructure plans, which identify key landscape, ecological and topographical features and the opportunities arising from those

together with other site features including its connection with existing highway infrastructure, existing site allocations, footpath connections and recreational opportunities.

- 11.5 This work identifies the opportunity for significantly improved infrastructure proposals. The delivery of a combined SPW and SPS proposal offers the opportunity to provide the Wash Common Relief Road which would also provide a fifth access to Sandlesford Park to the south of that proposed by the current application (ref 18/00764/OUTMAJ) on Andover Road via Warren Road. This link road and access offer the opportunity to remove traffic from the existing local highway network within Newbury and direct it to the A34 to the south. The new Wash Common Relief Road could be designed for this purpose at the outset and early delivery would assist the wider Sandlesford Park development.
- 11.6 In addition to the Wash Common Relief Road, the early delivery of SPS will provide walking and cycling links to the wider Sandlesford Park development and alongside the River Enborne to the east which will enhance walking and cycling connectivity in this area of Newbury. The link road allows for the possibility of a southern circular loop bus service along Andover Road and back through Sandlesford Park to the centre of Newbury. This would be an enhancement of the route requested by the LHA in the context of the current applications on SPW as part of the current Sandlesford Park applications.
- 11.7 Early discussions between DNH and the Local Highway Authority regarding the fifth access and relief road have already taken place. The outcome of those discussions has been positive with the LHA being supportive in principle on the basis of the positive impact on the A343 (Andover Road) to the north.
- 11.8 As well as facilitating the Wash Common Relief Road, the proposal would provide further community benefits including additional education provision and sports facilities as well as a riverside park along the River Enborne. This is in addition to the delivery of up to 400 new homes, helping to meet the Council's delivery targets early in the Local Plan period.

12.0 CONCLUSION

- 12.1 The residential development of land at Sandlesford Park West will make a significant contribution to West Berkshire Council's Housing Land Supply by establishing outline approval for up to 500 high quality homes (including 40% affordable dwellings) in this sustainable and attractive location.
- 12.2 In accordance with the principles established in Core Strategy Policy CS3 and the adopted Sandlesford Park SPD, this application has been formulated to deliver a high-quality residential development within an attractive parkland setting which respects the landscape and overall character of the surrounding area.
- 12.3 The proposals, the details of which are set out in this Planning Statement, the Design and Access Statement and the Parameter Plans, respond to comments from consultees and officers at West Berkshire Council, to provide an amended scheme which puts green infrastructure at its core to provide an attractive setting for the provision of much-needed housing, including a proportion of affordable units. The proposals incorporate extensive landscaping, new public open space and additional opportunities for recreation and ecological enhancement. These will be delivered as part of a sustainable drainage strategy which respects the existing characteristics of the site, particularly in Brick Kiln Copse. New roads, footways, cycleways and a bus access will be provided, integrating the development with the local strategic transport network. The proposal will also provide significant community benefits with new educational and sports provision as well as a new community facility for families of children with special needs.
- 12.4 It has been demonstrated that the amended scheme represents sustainable development, responds to the key objectives of the NPPF and accords with planning policy at both the national planning guidance and local development plan level. The updated technical and environmental reports which have been prepared in support of this submission confirm that there are no overriding constraints which would prevent the approval of this outline application.
- 12.5 Importantly, Donnington New Homes continue to actively work in collaboration with Bloor Homes and the Sandlesford Farm Partnership to ensure a comprehensive approach to the development of Sandlesford Park as a whole. To this end, an updated joint Memorandum of Understanding will be submitted with both this planning application and the planning application submitted separately by Bloor Homes / Sandlesford Farm Partnership, confirming the commitment of the applicants in principle to working collaboratively as the basis for progressing the holistic development of Sandlesford Park. Legal planning mechanisms for securing the delivery of community facilities and infrastructure which are required in order for the comprehensive Sandlesford Park development to be delivered will then

be negotiated and agreed with the Council, in the context of the applications by Donnington New Homes and Bloor Homes / Sandlesford Farm Partnership.

12.6 Given the above position and having regard to the provisions of the development plan and the other material considerations identified, there is clearly an overwhelming case in favour of the granting of outline planning permission for the development proposals in due course, and Donnington New Homes will continue to work positively and collaboratively to that end.

APPENDICES

Appendix 1

Combined Technical Note: Housing Mix

SANDLEFORD PARK

HOUSING MIX

Policy Context

The Core Strategy does not prescribe a housing mix that new development must provide.

Core Strategy Policy CS3 (Sandleford Park), Policy CS4 (Housing Type and Mix) and the Sandleford Park Supplementary Planning Document each refer to predominantly family housing being provided.

Strategic Housing Market Assessment

The most recent Strategic Housing Market Assessment is that prepared by GL Hearn on behalf of the Berkshire local authorities and published in February 2016.

Table 101 provides the estimates housing mix required between 2013 to 2036 for Market Housing in the Western Berkshire HMA. Table 103 provides the equivalent for Affordable housing. These tables have been assimilated below:

Table 1: Estimated Housing Mix Required 2013 to 2036 (HMA)

Size	% of additional households (market)	% of additional households (affordable)
1 bedroom	9.1%	43.5%
2 bedrooms	28.9%	32.2%
3 bedrooms	42.3%	21.6%
4+ bedrooms	19.7%	2.8%

Table 107 of the SHMA provides an estimated mix required for each of the local authority areas. This has been reproduced for West Berkshire below. These are District Wide figures.

Table 2: Estimated Housing Mix Required 2013 to 2036 (West Berkshire)

Size	% of additional households (market)	% of additional households (affordable)
1 bedroom	9.6%	48.7%
2 bedrooms	31.9%	32.7%
3 bedrooms	41.9%	17.0%
4+ bedrooms	16.6%	1.6%

Bloor Homes/Sandleford Farm Partnership and Donnington New Homes propose the following housing mix for market and affordable homes across the two application sites.

Table 3: Combined Housing Mix

	Sandleford Park Market	Sandleford Park West Market	All Market	Percentage	Sandleford Park Affordable Housing	Sandleford Park West Affordable Housing	All Affordable Housing	Percentage	Sandleford Park Extra Care (affordable housing)	Sandleford Park West Extra Care (affordable housing)	Total Dwellings	Overall Mix %
	no.	no.	no.	%	no.	no.	no.	%	no.	no	no	%
Size												
1 bedroom flat	0	30	30	3.2	123	38	161	32.7	70	60	321	20.3
2 bedroom maisonette/flat	65	48	113	11.9	28	10	38	7.7	10	0	161	10.2
2 bedroom house	130	24	154	16.2	95	55	150	30.5	0	0	304	19.2
3 bedroom house	275	129	404	42.6	88	34	122	24.7	0	0	526	33.3
4 bedroom house	178	69	247	26.1	18	3	21	4.3	0	0	268	16.9
	648	300	948		352	140	492		80	60	1580	

Family Housing

On the basis that 2 bedroom 4 person affordable homes provide family housing, along with all 3 and 4 bedroom houses, the total proportion of family housing is 59%.

Table 4: Family Housing

Family Housing	
2 bedroom house (affordable)	150
3 bedroom house	526
4 bedroom house	268
Total	944
All dwellings	1580
%	59.7

On the basis that the LEAs education calculator suggests that children are also generated from 2 bed flats, these properties would also accommodate households with dependents.

Affordable Housing

Table 5 provides the housing mix for affordable housing compared with the SHMA.

Table 5: Affordable Housing

	Housing	Extra Care	Combined	Percentage	SHMA
1 bedroom flat	161	130	291	46.0	43.5
2 bedroom maisonette/flat	38	10	48	7.6	32.2
2 bedroom house	150	0	150	23.7	
3 bedroom house	122	0	122	19.3	21.6
4 bedroom house	21	0	21	3.3	2.8
Total	492	140	632		

Density

Based on the net developable areas, the Bloor/SFP Scheme will be developed at an average density of 40 dwellings per hectare. The Donnington New Homes Scheme will be development at an average density of approximately 37.5 dwellings per hectare.

LRM Planning & WYG

14th February 2020

Appendix 2

Schedule of DNH Responses to 16/03309/OUT
Reasons for Refusal



SANDLEFORD PARK
APPLICATION 3: 16/03309/OUT DECISION NOTICE 14th December 2017 –
DNH RESPONSES TO WBC CONCERNS AROUND "PIECEMEAL DEVELOPMENT"

	Reason for Refusal	Main Issue	Response
RFR1	<p>The submission of this application for only part of the Sandlesford Strategic Site Allocation is contrary to Development Plan Policy GS1 of the HSA DPD and the Sandlesford Park SPD which require an appropriately masterplanned scheme which secures the delivery of a comprehensive development and ensures the timely and co-ordinated provision of infrastructure, services, open space and facilities. The proposal to develop only part of the Strategic site fails to achieve overall coherence and a holistic outcome which ensures that the elements of the complete development combine to achieve the adopted policy requirements.</p>	<p>Fails to achieve overall coherence and a holistic outcome which ensures that the elements of the complete development combine to achieve the adopted policy requirements.</p>	<p>DNH has submitted its outline planning application in tandem with Bloor Homes' Sandlesford Park (application 3a) outline planning application. Together the two application proposals will cohesively and comprehensively deliver the land use and infrastructure requirements of WBC Core Strategy Policy CS3.</p>
RFR2	<p>The provision of green infrastructure is considered to be necessary infrastructure in the Council's Infrastructure Delivery Plan (IDP). Policy CS3 requires infrastructure improvements to be delivered in accordance with the IDP. Elements of green infrastructure are considered necessary for the development of the whole of the allocated site to mitigate its impact, including that on views from the A339 and historic assets, as well as conserving and enhancing ecology and biodiversity and providing sufficient play facilities.</p> <p>The Sandlesford Park SPD states a specific requirement for a single Strategic Landscape and Green Infrastructure Plan for the whole of the allocated site. The proposal does not secure a single Strategic Landscape and Green Infrastructure Plan for the whole of the allocated site, and thereby fails to secure the appropriate integration of</p>	<p>The lack of a single Strategic Landscape and Green Infrastructure Plan for the whole of the allocated site results in a failure to provide a holistic approach to the landscape, visual impact and green infrastructure for development of the whole of the Sandlesford Strategic Site Allocation.</p>	<p>A Combined Strategic Landscape and Green Infrastructure Plan has been prepared which covers both Sandlesford Park and Sandlesford Park West. This will be submitted with both applications to confirm that the schemes are comprehensive. The respective application Green Infrastructure parameter plans which shall be approved correspond with the Combined SLGI Plan.</p>

	<p>each proposed character area and phase of development with the adjacent character area or phase across the whole of the allocated site. The lack of a single Strategic Landscape and Green Infrastructure Plan for the whole of the allocated site, together with inconsistencies between details which have been provided, results in a failure to provide a holistic approach to the landscape, visual impact and green infrastructure for development of the whole of the Sandleford Strategic Site Allocation. For those reasons, this application for only part of the allocated site is considered to prejudice the successful delivery of the development of the allocated site in accordance with Policies CS3, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026, the Sandleford Park SPD, PPG and NPPF.</p>		
<p>RFR3</p>	<p>The submitted Landscape and Visual Impact Assessment (LVIA) fails to appropriately assess the visual impact of the proposed development as seen from the public right of way running through the application site. The Assessment does not provide a consideration from a viewpoint from the public right of way, east of viewpoint 2, which would illustrate and allow assessment of the full visual impact of the development proposed on landscape. The lack of an adequate visual impact assessment of the development proposed is contrary to Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026, the Sandleford Park SPD, PPG and NPPF.</p>	<p>The visual impact assessment of the development is not adequate.</p>	<p>RR specific to Bloor Homes application 3.</p>

RFR4	The submitted ES refers to, and relies upon, a Heritage and Landscape study (ref: SLR 2016) which has not been submitted with this application. In the absence of this document there is no consideration, or definitive assessment and proposal, in relation to the important historic landscape considerations and impacts which arise from the proposed development. The lack of consideration and proposal is contrary to Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy as well as the Sandlesford Park SPD and the NPPF.	Alleges that there is no consideration, or definitive assessment and proposal, in relation to the important historic landscape considerations and impacts.	RR specific to Bloor Homes application 3.
RFR5	Contrary to the submitted Design and Access Statement, the proposed development illustrates a lack of green links within the scheme, contrary to Policies ADPP2, CS14 and CS18 of the West Berkshire Core Strategy 2006 - 2026 and Policy GS1 of the HSA DPD 2006 - 2026 as well as the NPPF, PPG and the Sandlesford Park SPD	Lack of Green Links.	Green corridors and green links have been considered in the Design & Access Statement, Parameter Plans, Illustrative Masterplan and Combined Strategic Landscape & Green Infrastructure Plan. Together the green links across Sandlesford Park and Sandlesford Park West provide a coherent and well considered network which supports movement and biodiversity.
RFR6	The proposed piecemeal development within the allocated site fails to ensure the co-ordinated delivery of a well-planned, holistic network of green links throughout the whole of the allocated site, nor does it ensure the coordinated delivery of green links. The piecemeal approach to the allocated site prejudices the ability to achieve the necessary provision contrary to Policies ADPP2, CS13, CS14, CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026 and the Sandlesford Park SPD, NPPF and PPG	The scheme does not ensure co-ordinated delivery of well-planned holistic network of green links through the whole allocated site nor co-ordinated delivery.	The Combined Strategic Landscape & Green Infrastructure Plan illustrates the planned connectivity of the green links across the two application areas of the allocated Sandlesford Park site.
RFR7	A number of the submitted ecology surveys are out of date. In the absence of up-to-date surveys the presence of protected species at the site cannot be established with sufficient certainty. Therefore, this application fails to provide adequate information to ensure protection and enhancement of ecology and biodiversity within the application site. The lack of sufficient information is contrary to Policies CS3, CS14, CS17 and CS18 of the West Berkshire Core Strategy 2006 - 2026, Policy GS1 of the HSA DPD 2006 - 2026, the NPPF, PPG and Sandlesford Park SPD as well as the statutory obligations of the Conservation of Habitats and	Inadequate information to ensure protection and enhancement of ecology and biodiversity within the application site has been provided.	RR specific to Bloor Homes application 3.

	Species Regulations (2010) (as amended), the Wildlife and Countryside Act (1981) (as amended).		
RFR8	<p>The delivery of the whole of the allocated Sandleford Strategic site relies on the provision of highway accesses onto the A343 via Warren Road and Kendrick Road. The existing landscape and ecology of the area (both on and off the application site), and the impact of the proposed development on that, necessitates attention and mitigation in the form of new landscaping and green infrastructure. The application has not established or proposed that such mitigation can be achieved. The piecemeal approach to the delivery of development on the whole of the allocated site prejudices the delivery of the A343/Warren Road access and Kendrick Road access, required to serve the development of the whole of the allocated site and the protection and mitigation required in relation to ecology and landscape in that area of the site. This prejudices the delivery of the allocated site in accordance with Policies ADPP2, CS3, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026 and the Sandleford Park SPD, NPPF and PPG</p>	The application has not established that landscape and ecology mitigation measures can be achieved at Warren Road and Kendrick Drive.	The provision of access from the A343 / Warren Road is the subject of separate but associated planning applications. Approved application ref. 14/02416/FUL permits the widening of Warren Road's carriageway to 4.8m without the need for 3rd party land and this permission has been partially implemented. Planning application ref. 19/02707/FUL has proposed the further widening of Warren Road's carriageway to 6.0m with 2.0m footways to each side, and that application (inter alia) considers its landscape and ecological impacts and proposes mitigation. If approved, that proposal will provide part of the Main Access Route to Sandleford Park from the A343, with the balance of that route proposed in outline application ref. 18/00828/OUTMAJ (as now amended).

RFR9	The loss of playing field at Newbury Rugby Club and lack of suitable replacement, detrimentally impacts on access to high quality open spaces and opportunities for sport and recreation which make an important contribution to the health and well-being of communities. Therefore, this application conflicts with Policies ADPP2 and CS18 of the West Berkshire Core Strategy 2006 - 2026 and the NPPF	Detrimental impact of access to high quality open spaces and opportunities for sport and recreation.	RR specific to Bloor Homes application 3.
RFR10	The application for a piecemeal development of only part of the Sandleford Strategic Site Allocation is considered to prejudice the delivery of sufficient, comprehensive, varied and maintained SuDS infrastructure across the whole of the allocated site. Policy CS3 requires infrastructure improvements to be delivered in accordance with the IDP and the provision of SuDS is considered as critical infrastructure in the IDP. The submitted FRA is based upon a masterplan for the whole of the allocated site, including land beyond the application boundary, the use of which has not been secured as part of the proposals and does not account for the surface water drainage flows from the rest of the allocated site outside this application boundary. Furthermore, significant lengths of swale channels and two large attenuation basins are proposed to be located within Country Parkland that is not to be delivered with the development proposed in this application. The proposal is therefore contrary to Policies ADPP2, CS3, CS5, CS16 and CS17 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026, as well as the Sandleford Park SPD, NPPF and PPG.	Piecemeal development of only part of the Sandleford Strategic Site Allocation is considered to prejudice the delivery of sufficient, comprehensive, varied and maintained SuDS infrastructure across the whole of the allocated site	The topography of Sandleford Park West is such that land naturally drains to Brick Kiln Copse, the wooded valley which runs south to the River Enborne. A Brick Kiln Copse Topic Paper now forms part of the amended outline application ref. 18/00828/OUTMAJ. This describes the SuDS scheme for Sandleford Park West which will be provided as a self-contained network. Thus, due to topography, there will be no inter-dependency between the SuDS schemes proposed by DNH and Bloor Homes.
RFR11	A comprehensive drainage strategy for waste water cannot be secured as part of this application for only part of the Sandleford Strategic Site Allocation. It has not been sufficiently demonstrated that adequate waste water drainage can be provided for the detailed residential development proposed in this application without prejudicing the comprehensive delivery of waste water infrastructure for the whole of the allocated site. This application for the development of only part of the allocated site would therefore prejudice delivery of this critical infrastructure identified in the IDP. As such, this	It has not been sufficiently demonstrated that adequate waste water drainage can be provided for the detailed residential development proposed in this application without prejudicing the comprehensive delivery of waste water infrastructure for the whole of the allocated site	DNH and Bloor Homes have agreements in place with Thames Water which will together ensure the delivery of a comprehensive drainage strategy for the Sandleford Park allocated site.

	application is contrary to Policies ADPP2, CS3 and CS5 of the West Berkshire Core Strategy 2006-2026 as well as Policy GS1 of the HSA DPD 2006-2026 and the Sandleford Park SPD, NPPF and PPG.		
RFR12	<p>The comprehensive and holistic ecological enhancement of the allocated site as a whole will not be possible through the development of the allocated site in a piecemeal fashion. The ecological constraints and opportunities of the application site need to be viewed within the context of the whole site, and the principles of ecological survey, impact assessment, mitigation, compensation and enhancement should be consistent across such a large site in order that a coherent strategy is developed and delivered. This application for only part of the Sandleford Strategic Site Allocation does not secure a strategic ecological plan for the whole of the allocated site. Development of the Sandleford Strategic Site Allocation in a piecemeal fashion, without securing a strategic site wide Ecological Mitigation Management Plan from which future ecological mitigation and management would be derived, would result in a fragmented approach to ecology. This piecemeal proposal therefore prejudices the strategic approach to ecology and the comprehensive delivery of strategic ecological mitigation and enhancement. Therefore this proposal for part of the allocated site would prejudice the conservation and enhancement of ecology and biodiversity across the whole of the Sandleford Strategic Site Allocation, contrary to Policies CS3 and CS17 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026, as well as the NPPF, PPG, Sandleford Park SPD, the Conservation of Habitats and Species Regulations (2010) (as amended) and the Wildlife and Countryside Act (1981) (as amended).</p>	<p>The absence of a site wide Ecological Mitigation Management Plan results in a fragmented approach and prejudices the conservation and enhancement of ecology and biodiversity across the whole site.</p>	<p>An updated Combined Ecological Mitigation and Management Plan is being submitted on behalf of DNH and Bloor Homes to ensure that ecological enhancements are delivered comprehensively across the Sandleford Park allocated site.</p>

RFR13	<p>The application fails to provide an appropriate access strategy that would provide additional pedestrian and cycle links and distribute traffic from the development appropriately, thereby reducing the traffic impact on locations such as, but not exclusive to, the A343 Andover Road / Monks Lane / Essex Street and the A339 within Newbury Town Centre. The submitted traffic modelling results reveal a severe impact at a number of locations, including the local transport network within West Berkshire and neighbouring Hampshire. The traffic modelling provided is outdated due to recent additional committed developments in the relevant areas. The proposed development is therefore contrary to Policy CS13 of the West Berkshire District Core Strategy 2006 - 2026 as well as Policies K2 and K13 of the Local Transport Plan for West Berkshire 2011-2026, Policy GS1 of the HSA DPD, and the NPPF and Sandford Park SPD.</p>	<p>An appropriate access strategy for pedestrians, cyclists and distribution of traffic has not been provided.</p>	<p>The DNH and Bloor Homes proposals together deliver an access strategy which is supported by traffic modelling and which takes into account recent committed developments. The combined proposals will fund a suite of off-site highway, cycleway and pedestrian improvements which has been agreed with the Council's highway engineers.</p>
RFR14	<p>The application fails to provide an appropriate scheme of works or off site mitigation measures to accommodate the impact of the development on the following junctions:</p> <ul style="list-style-type: none"> - A339 / B3421 Kings Road / Bear Lane - A339 / A343 St Johns Road / Greenham Road - A339 / Pinchington Lane / Monks Lane - A339 / B4640 - A343 Andover Road / Monks Lane / Essex Street - A343 Andover Road / St John's Road/ Newtown Road. <p>The lack of appropriate works or mitigation would result in a severe impact in a number of locations. The traffic modelling provided is outdated due to recent additional committed developments in the relevant areas. The proposed development is therefore contrary to Policies ADPP2, CS3, CS5 and CS13 of the West Berkshire District Core Strategy 2006 - 2026 as well as, Policy GS1 of the HSA DPD 2006 - 2026, Policies K2 and K13 of the Local Transport Plan for West Berkshire 2011-2026 and the NPPF and Sandford Park SPD.</p>	<p>Appropriate schemes of works or off-site mitigation measures have not been provided.</p>	<p>The DNH and Bloor Homes proposals together deliver an access strategy which is supported by traffic modelling and which takes into account recent committed developments. The combined proposals will fund a suite of off-site highway, cycleway and pedestrian improvements which has been agreed with the Council's highway engineers.</p>

RFR15	The application fails to provide sufficient information to demonstrate that the development proposed would not result in a severe impact requiring mitigation on the A34 Strategic Road Network. The proposal is therefore contrary to Policies ADPP2, CS3, CS5 and CS13 of the West Berkshire District Core Strategy 2006 - 2026 as well as the Policies K2 and K13 of the Local Transport Plan for West Berkshire 2011-2026, the NPPF and the Sandleford Park SPD.	Does not demonstrate that the development would not result in a severe impact requiring mitigation on the A34.	Traffic modelling has confirmed that there is not a need for mitigation works on the A34 strategic road network.
RFR16	The application fails to provide an appropriate scheme of works or off site mitigation measures to accommodate pedestrians, cyclists and public transport. Some proposed highway mitigation reduces the existing pedestrian and cyclist facilities. The proposal is therefore contrary to Policies ADPP2, CS3, CS5, CS13 and CS14 of the West Berkshire District Core Strategy 2006 - 2026, Policy GS1 of the HSA DPD 2006 - 2026, Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, Policies K1, K2 and K3 of the Local Transport Plan for West Berkshire 2011-2026, the NPPF and the Sandleford Park SPD.	An appropriate scheme of works for off-site mitigation measures to accommodate pedestrians, cyclists and public transport has not been provided.	The combined DNH and Bloor Homes proposals will fund a suite of off-site highway, cycleway and pedestrian improvements which has been agreed with the Council's highway engineers.
RFR17	The piecemeal nature of the proposal fails to adequately integrate the layout of the proposed internal circulation routes with the access links needed to successfully deliver an appropriate access strategy and access locations associated with the development of the whole of the allocated strategic site. The proposal is therefore contrary to Policies ADPP2, CS5, CS13 and CS14 of the West Berkshire District Core Strategy 2006 - 2026, Policy GS1 of the HSA DPD 2006 - 2026, Policy K13 of the Local Transport Plan for West Berkshire 2011-2026, the NPPF, Sandleford Park SPD and Quality Design SPD.	Fails to adequately integrate the layout of the proposed internal circulation routes with the access links needed to successfully deliver an appropriate access strategy and access locations associated with the development of the whole of the allocated strategic site.	The submission of planning applications at Sandleford Park and Sandleford Park West illustrate how the two schemes have been integrated and co-ordinated with one another and how the developments will be comprehensive in overall terms.
RFR18	No comprehensive planning of the site has taken place through an agreed and acceptable masterplan for the whole of the Sandleford Strategic Site Allocation. Many of the necessary connections identified in the Sandleford Park SPD, as well as connections to the rest of the Sandleford site, cannot be properly planned for, or secured, as a result of the piecemeal development proposed. Subsequent parcels of development would		The submission of planning applications at Sandleford Park and Sandleford Park West illustrate how the two schemes have been integrated and co-ordinated with one another and how the developments will be comprehensive in overall terms.

	<p>have to adhere to access points set out in this application to provide necessary direct linkages to Newbury College, Newbury Rugby Club or Park House School, improved linkages to the wider area and ensure a hierarchy of streets, spaces and routes which create a legible and permeable place across the whole of the allocated site. It has not been demonstrated that this can be achieved without impacting on the success and deliverability of subsequent development. Therefore, access points within the allocated site, fixed through the process of a piecemeal approach, may prejudice the delivery of the whole of the allocated site contrary to Policy CS3 of the Core Strategy. Furthermore, Policy CS13 of the Core Strategy requires applications to demonstrate good access to key services and facilities and improve and promote opportunities for healthy and safe travel. Policy CS14 of the Core Strategy expects development proposals to ensure environments are accessible to all and give priority to pedestrian and cycle access providing linkages and integration with surrounding uses and open spaces. This application is also considered to prejudice the legibility and permeability of later phases of development contrary to Policies CS13 and CS14 of the West Berkshire Core Strategy. Therefore, this application for only part of the Sandleford Strategic Site Allocation is considered to prejudice the delivery of the site in accordance with Policies ADPP2, CS3, CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026 as well as the NPPF, PPG, Sandleford Park SPD and Quality Design SPD.</p>		
<p>RFR19</p>	<p>The piecemeal approach to the development of the allocated site is considered to prevent the holistically planned and comprehensive delivery of pedestrian and cyclist mitigation, bus service provision, Framework Travel Plan and Travel Plan Coordinator. Therefore, this application would prejudice the delivery of the whole of the Sandleford Strategic Site Allocation in accordance with Policies ADPP2, CS3, CS5, CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026 well as the NPPF, PPG and Sandleford Park SPD.</p>	<p>Piecemeal development prevents holistically planned and comprehensive deliver of pedestrian and cycle mitigation, bus service provision, Framework Travel Plan and Travel Plan Co-ordinator.</p>	<p>Proportionate planning obligations will be provided to mitigate the impact of the proposed development. Similar measures are proposed as part of the Bloor Homes outline planning application for Sandleford Park.</p>

RFR20	<p>The submitted Air Quality Assessment (AQA) is based upon traffic data which has since been superseded and is based on outdated traffic modelling. Therefore, the submitted AQA is considered to be out of date and cannot be relied upon to sufficiently assess the impact on air quality. As such, insufficient information has been submitted to demonstrate the likely significant impacts of the development in respect of air quality. Furthermore, in the absence of the proposed mitigation measures in the AQA, the development fails to accord with the relevant policies as identified in the AQA.</p> <p>The lack of sufficient information is contrary to Policy OVS.5 of the West Berkshire District Local Plan Saved Policies (2007) as well as Policy CS13 of the West Berkshire Core Strategy, the NPPF and PPG and Sandford Park SPD.</p>	Air Quality Assessment isn't based on up to date highway modelling.	RR specific to Bloor Homes application 3.
RFR21	<p>The Noise Assessment is based upon out-of-date traffic data which, as well as not being based upon the Transport Assessment submitted with this application, has since been superseded with traffic modelling that is now outdated. As such, an informed decision regarding the impact on existing surrounding properties from operational noise generated by the development proposed cannot be reached. The lack of sufficient information is contrary to Policy OVS.6 of the West Berkshire District Local Plan Saved Policies (2007) as well as Policy CS13 of the West Berkshire Core Strategy, the NPPF and PPG and Sandford Park SPD.</p>	Noise Assessment isn't based on up to date highway modelling.	RR specific to Bloor Homes application 3.

<p>RFR22</p>	<p>The provision of suitable facilities for a warden/ranger are required to serve the whole of the Country Parkland as a result of the development of the whole of the allocated site. Such facilities (office and storage accommodation) cannot be secured through a planning obligation or condition for this application for only part of the allocated site as this would run contrary to the CIL Regulations 2010 (as amended) or NPPF respectively. As such, the piecemeal approach would prejudice the delivery of necessary facilities required to provide adequate management and maintenance of the proposed Country Parkland in accordance with Policies ADPP2, CS3, CS5, CS17 and CS18 of the West Berkshire Core Strategy 2006-2026 as well as Policy GS1 of the HSA DPD 2006-2026 and the Sandleford Park SPD.</p>	<p>Alleges that the management measures necessary for the Country Park exist because of the need arising from the development of the whole allocated site and that such measures cannot be secured as a planning obligation or condition for this application as it would not be directly related to the proposed development or fair and reasonable (CIL 122).</p>	<p>DNH will provide a financial contribution towards the delivery of the Country Park which is on land which is controlled by Bloor Homes.</p>
<p>RFR23</p>	<p>The application submissions indicate that the dwelling mix proposed in this development would not be 'typical', with a greater emphasis on the delivery of 3-5 bedroom houses. This is likely to increase the numbers of children generated by the development proposed, which could affect the impact, and thus the mitigation necessary as a result of the development proposed. In the absence of further information to clarify the dwelling mix proposed, it cannot be established with any certainty that the contribution toward Early Years and Primary provision would sufficiently mitigate the impact of up to 1000 dwellings.</p> <p>Furthermore, no satisfactory proposals for Secondary education provision or evidence to demonstrate how the development proposed can be adequately mitigated have been submitted by the applicants.</p> <p>As a result of the piecemeal approach to proposals for the allocated site, there are no proposals which demonstrate that secondary education provision can be achieved without prejudicing the future Secondary mitigation necessary for the development of the remainder of the Sandleford Strategic Site Allocation.</p> <p>Therefore, further information is required to identify the appropriate Early Years, Primary and Secondary mitigation necessary (land and contributions) as a result of the proposed development of only part of the</p>	<p>Lack of sufficient information to assess the impact of the proposed development on education provision– unable to determine impact on early years, primary school and secondary school satisfactorily.</p>	<p>A Combined Housing Mix Technical Paper is submitted with the amended Sandleford Park and Sandleford Park West outline planning applications. From this, pupil yields for both parts of the comprehensive allocated site have been derived as the basis for the formulation of detailed education mitigation proposals.</p>

	<p>Sandleford Strategic Site Allocation. Such information must ensure that any mitigation identified to address the impact of up to 1000 dwellings proposed in this application would not prejudice the future Secondary mitigation necessary when the remainder of the allocated site is developed.</p> <p>The lack of sufficient information is contrary to Policies ADPP2, CS3 and CS5 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026, the Sandleford Park SPD and Planning Obligations SPD, the NPPF and PPG.</p>		
RFR24	<p>The piecemeal approach to the allocated site places greater uncertainty on the likely total dwelling numbers to be achieved across the whole of the allocated site. In addition, the piecemeal approach to the development creates greater uncertainty with regard to the timing of housing provision. This uncertainty jeopardises the ability to ensure efficient and sufficient education provision, is in place when it is needed and is appropriately located in relation to the distribution of housing within the allocated site. Therefore, this application for only part of the allocated site prejudices the ability to holistically plan for, and comprehensively deliver, education provision. This would prejudice the delivery of the allocated site in accordance with Policies ADPP2, CS3 and CS5 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026, the Sandleford Park SPD and Planning Obligations SPD, the NPPF and PPG.</p>	<p>Uncertainty around the number of dwellings that will be provided across the whole site jeopardises the ability to ensure efficient and sufficient education provision.</p>	<p>A Combined Housing Mix Technical Paper is submitted with the amended Sandleford Park and Sandleford Park West outline planning applications. This provides a proposed number of dwellings and a dwelling mix for the whole allocated site. The infrastructure commitments to be made by the two applicants, DNH and Bloor Homes, in the S106 Agreements relating to their respective planning applications will confirm how education provision will be delivered across the Sandleford Park allocated site.</p>

RFR25	<p>The piecemeal approach to the allocated site places greater uncertainty on the likely total dwelling numbers to be achieved across the whole of the allocated site. In addition, the piecemeal approach to the development creates greater uncertainty with regard to the timing of housing. This uncertainty jeopardises the ability to ensure there is sufficient healthcare provision in place when it is needed.</p> <p>Therefore, this application for only part of the allocated site prejudices the ability to holistically plan for, and comprehensively deliver, healthcare provision. This would prejudice the delivery of the allocated site in accordance with Policies ADPP2, CS3 and CS5 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026 as well as the Sandleford Park SPD, the NPPF and PPG.</p>	<p>Uncertainty around the number of dwellings that will be provided across the whole site jeopardises the ability to ensure efficient and sufficient healthcare provision.</p>	<p>A Combined Housing Mix Technical Paper is submitted with the amended Sandleford Park and Sandleford Park West outline planning applications. This provides a proposed number of dwellings and a dwelling mix for the whole allocated site. The infrastructure commitments to be made by the two applicants, DNH and Bloor Homes, in the S106 Agreements relating to their respective planning applications will confirm how health provision will be delivered across the Sandleford Park allocated site.</p>
RFR26	<p>Without an agreed and approved masterplan for the whole of the allocated site, or the ability to secure design principles for the remainder of the allocated site through a site wide Design and Access Statement, holistic planning of the whole of the allocated site cannot be achieved. The piecemeal approach prejudices the comprehensive planning necessary to ensure that the development of the whole of the allocated site enhances the character of the area and responds sensitively to its context across the whole of the allocated site, including how different elements would relate to each other.</p> <p>Furthermore, the piecemeal approach also prejudices the ability to comprehensively plan suitable connections from and within the allocated site. Therefore, this application is considered to prejudice the successful delivery of the allocated site in accordance with Policies CS3, CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD 2006-2026 as well as the NPPF, PPG, Sandleford Park SPD and Quality Design SPD.</p>	<p>Absence of an agreed and approved masterplan for the whole allocated site.</p> <p>Absence of a site wide Design and Access Statement.</p> <p>Holistic planning of the whole allocated site not possible.</p> <p>Cannot ensure new development enhances the character of the area or responds sensitively to its context or how different elements relate to each other.</p>	<p>DNH has submitted a planning application at the same time as Bloor Homes' Application 3a. The schemes together complement in each in land use and infrastructure terms to deliver the components of Policy CS3.</p>
RFR27	<p>The application fails to secure the necessary infrastructure, facilities and services (Education, Public Open Space including play areas and Country Parkland, SuDS, Healthcare, Highways and Transport). These are considered necessary to mitigate the impact of the</p>		<p>Planning Obligations will be agreed between the applicants and the Council in relation to the amended Sandleford Park and Sandleford Park West outline planning application proposals to ensure the delivery of the necessary infrastructure, facilities and services.</p>

	<p>development proposed in accordance with the CIL Regulations 2010 (as amended) and the NPPF. Therefore, this application is contrary to Policies ADPP1, ADPP2, CS3, CS5, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the HSA DPD, Policy RL.1 of the West Berkshire District Local Plan Saved Policies (2007), the Sandlesford Park SPD (March 2015), the Planning Obligations SPD (December 2014) and the NPPF and PPG as well as the statutory obligations of the Conservation of Habitats and Species Regulations (2010) (as amended), the Wildlife and Countryside Act (1981) (as amended).</p>		
<p>RFR28</p>	<p>The piecemeal approach to the development of the Sandlesford Strategic Site Allocation creates uncertainty and increases the burden on future development of the remainder of the site to provide key infrastructure and facilities, risking the delivery of the remainder of the allocated site being rendered economically or otherwise unviable. This application for only part of the allocated site is considered to result in a high risk of this occurring. The application for part of the Sandlesford Strategic Site Allocation would therefore prejudice the delivery of housing, including affordable housing over the plan period. Policy ADPP1 of the Core Strategy seeks the delivery of at least 10,500 net additional dwellings and associated infrastructure within West Berkshire over the plan period. Policy ADPP2 of the Core Strategy requires Newbury to accommodate approximately 5,400 new homes over the plan period, which Sandlesford would contribute towards. Policy CS3 of the Core Strategy seeks the phased delivery of up to 2,000 dwellings within the Sandlesford Strategic Site Allocation, at least half of which is planned to be delivered by 2026. Therefore, this application for part of the Sandlesford Strategic Site Allocation only is considered to be contrary to Development Plan Policies ADPP1, ADPP2 and CS3 of the Core Strategy.</p>	<p>Piecemeal approach has created uncertainty and increases the burden on future development of the remainder of the site to provide key infrastructure and facilities, risking the delivery of the remainder of the allocated site being rendered economically or otherwise unviable. Prejudices the delivery of housing and affordable housing over the plan period.</p>	<p>DNH has submitted amended proposals for Sandlesford Park West which should be read alongside the amended proposals for Sandlesford Park submitted by Bloor Homes. The schemes together complement each other in land use and infrastructure terms to comprehensively address the requirements of Core Strategy Policy CS3.</p>

Appendix 3

**Sandleford Park West - Application refence
18/00828/OUT – Response to issues raised by Case
Officer**

Document Title	Reference	WBC comments	Subsequent Action	Where issue is addressed within amended application pack
Application Form		Site area 22.50 ha; propose 500 units and 3 existing; 465sqm of D1 (Swings and Smiles or education or both?); 12 employees.	Confirmation of D1 floorspace use required.	Revised application forms submitted providing maximum
Planning Statement (inc. affordable housing statement)	Issue 5 March 2018	1.6 combined plans not for formal approval but anticipated to be undertaken in substantial accordance. 3.1 – 51 extra care elderly units proposed. 4.46 - Country park to be delivered in its entirety by Bloors and DNH will provide financial contributions pro-rata towards laying out, management and maintenance. 9.4 - timescales including apps twin tracked to committee in October 2018 and S106s and decision notices by December 2018. 10.5 - Landowners' Agreement will 'shortly' be signed.	Confirmed landowners' agreement likely not to be ready until quarter 4 (calendar or financial year?)	Revised Planning Statement submitted
Design and Access Statement (inc. statement of community involvement)	A090455 New Warren Farm DAS March 2018	P36 - note primary provision as 1.4ha for 1FE and 0.6ha for expansion - check against other figures. Also note 1.6ha for PHS expansion. Ps43-45 detail Warren Road solutions. P46 details SuDS and use of tanks/crates in development areas. P66, para.5.1 states 6m Warren Road	Clarification from agent of space for secondary and primary education to be provided. Warren Road solution to be established.	Site for 1FE primary school and land for Park House Academy School now proposed. Access proposals clarified within Amended Transport Assessment. Drainage proposals clarified within FRA Addendum and Brick Kiln Copse Topic Paper (Appendices 11.1 and 12.3 to the ES respectively)

Document Title	Reference	WBC comments	Subsequent Action	Where issue is addressed within amended application pack
		to be delivered as Phase 2 which is not detailed in Planning Statement phasing 5.3 considers app submitted February 2018 and committee meeting November 2018 contrary to Planning Statement.		Indicative timescales provided within Planning Statement and CEMP
Memorandum of Understanding		See letter sent to agents re; MoU	2nd MoU and Landowners' agreement to be provided and CIL Compliance Statement by agent.	To follow
Arboricultural Impact Assessment	March 2018 9219 AIA.001	Note proposal to remove a number of trees within Brickkiln Copse to facilitate SuDS - claim trees within woodland in poor state. Ecology submissions consider tree to be removed have not been identified.		Brick Kiln Copse Topic Paper (Appendix 12.3 to the ES) provides a comprehensive response to features of Ecological and Arboricultural interest within the Copse and Arboricultural Impact Assessment clarifies tree removals.
Affordable Housing Schedule	RevAB			Affordable Housing proposals clarified within Combined DNH / Bloor Housing Mix paper submitted by LRM Planning on 14 th October 2019 (also appended at Appendix 1 to the Planning Statement submitted with the Amended 18/00828/OUT application pack)
Combined Strategic Landscape and Green Infrastructure Design and Mitigation Plan report	Appendix G7	Section 5.1 considers three options for management of country park and wider green infrastructure with a country park ranger/warden being considered within the final regime, together with provision of appropriate on-site office and storage facility. Section 7.1 refers to figure 7.5 to show historic landscape - cannot find Fig.7.5? Section 9.0 sets out 10m buffer zone for other woodland areas - Brick Kiln	Proposal for management of country park required. Figure 7.5 to be provided or clarification of its location in the submissions. 15 metre required as per SPD – clarification also required as different buffers stated in submissions. Management proposal to be submitted by agent as per meeting 5 th June	Updated to reflect amendments to Donnington New Homes and Bloor proposals

Document Title	Reference	WBC comments	Subsequent Action	Where issue is addressed within amended application pack
		Copse, contrary to other SPW documents. no clarification of how/who will manage/maintain landscape and green infrastructure.		
Combined Ecological Management and Mitigation report	Appendix F19: March 2018	See ecology comments		Updated to reflect amendments to Donnington New Homes and Bloor proposals
Environmental Statement Non-Technical Summary	March 2018	Refers to need for Warren Road 6m improvement for more than 150 dwellings (para. 2.3.6).	Warren Road solution to be established.	A separate application for the widening of Warren Road to 6m is being considered by West Berkshire Council (ref 19/02707/FUL). The implementation of those works would provide an access solution beyond Phase 1.
Environmental Statement Vol.1 Main Report	March 2018 Issue 3	Potential issues between ecology and SuDS particularly if drainage scheme is amended for Brick Kiln Copse.		Brick Kiln Copse Topic Paper (Appendix 12.3 to the ES) provides a comprehensive response to features of Ecological and Arboricultural interest within the Copse.
	3.3.2	Reference to upgrade to 6m Warren Road. Phasing different to that set out in DAS including omission of Warren Road upgrade to phase 2.	Clarification of phasing of development to be provided by agent.	A separate application for the widening of Warren Road to 6m is being considered by West Berkshire Council (ref 19/02707/FUL). The implementation of those works would provide an access solution beyond Phase 1.
	P3-4 Fig 3.2	Shows phasing different to phasing described in paras. above. 3.3.43 proposes provision of contribution toward playing fields.	Clarification of phasing of development to be provided by agent.	Amended to reflect revised Phasing Parameter Plan ref A090455 PP-05 which is reflected throughout application pack

Document Title	Reference	WBC comments	Subsequent Action	Where issue is addressed within amended application pack
	3.4.2 P3-12 Landscaping	States a 15 m buffer zone around Brick Kiln Copse as landscape mitigation yet para. 3.4.3 states a 10m buffer zone around Brick Kiln Copse for ecology mitigation?	15 metre required as per SPD - clarification also required as different buffers stated in submissions.	15m buffer established across majority of the development proposals and is referred to consistently throughout the amended application documents.
	3.4.13	Omits need to achieve BREEAM Excellent for non-residential development.	Confirmation and BREEAM pre-assessment required for non-residential development proposed.	On the basis the application is in Outline, the BREEAM requirements of non-residential elements of the scheme are unknown. BREEAM pre-assessment reports will be prepared to support subsequent Reserved Matters applications.
	4.3.6	States that the eastern part of the site has already received outline planning consent? What consent?	Clarification from agent required.	ES updated accordingly.
	9.5.3	Three Warren Road proposals have different effects on vegetation. Table 9.8 considers option B to improve setting but option A only to contribute to the change.	Warren road solution to be established	Warren Road proposals clarified and assessed accordingly within ES
	9.19.1	Refers to 15m buffer zone from canopy edge contrary to para.12.4.1 (10m) and 3.4.3 and need confirmation that buffer is from canopy edge not trunks of trees.	15 metre required as per SPD - clarification also required as different buffers stated in submissions. Additionally, confirmation of where buffer is measured from is required	15m buffer established across majority of the development proposals and is referred to consistently throughout the amended application documents.
		LVIA and Cultural Heritage sections omit consideration of loss of trees (historic landscape) for Warren Road option A.		Amended application pack is accompanied by a Built Heritage Statement (Appendix 10.2 to the Environmental Statement) which addresses this point.
	12.5.4 & 12.6.11	Considers details of trees to be removed will not be confirmed until a later stage yet trees clearly need to be removed for Warren Road option A and a number of	Response from agent required as Ecology assessments need to consider those trees identified in submissions to be lost.	Tree removals now clarified and referred to consistently through Chapter 12 (Ecology) and the amended Arboricultural Impact Assessment.

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		trees are shown to be removed on submitted tree protection plan.		
	12.5.35	Confusing statement regarding the loss of trees between two Warren Road options and operational effects - clarification as to why potential loss of trees for Warren Road options not considered for operational development when an access to A343 is required for development proposed.	Comments from agent sought.	Tree removals now clarified and referred to consistently through Chapter 12 (Ecology) and the amended Arboricultural Impact Assessment.
	14.5.31 Table 14.8	Paragraph refers to North Hertfordshire District Council.	Confirmation of inclusion of this reference	ES updated accordingly.
Environmental Statement Vol 2. Appendices comprising -				
Transport Assessment	Appendix 6.1; A090455, March 2018, version 11	Para. 7.4, 7.52, 7.53 notes that junction capacity assessments of A34 junctions to be undertaken and technical report provided to HCC and Highway England for consideration - not yet done? TA considers 4.8m previously approved Warren Road scheme is sufficient. See Highways response. 9/7/18 - HE request sensitivity test between Census 2001 & 2011 data used for traffic distribution.	Ongoing work	Response to consultation responses set out in amended Transport Assessment at Appendix 6.1 to the Environmental Statement.
Travel Plan	Appendix 6.2; A090455, March 2018, version 11	Await transport policy response	See transport policy comments and issues in Bloors action/issues list	Transport Policy comments since received and Travel Plan amended accordingly.
Noise Assessment	Appendix 7.1; March 2018, Issue 4	Await Environmental Health response - P18 identifies noise issues with options A and B Warren Road improvements - note increase in noise for option B over A even when road is further away?		Noise Impact Assessment updated.

Document Title	Reference	WBC comments	Subsequent Action	Where issue is addressed within amended application pack
Air Quality Assessment	Appendix 8.1; March 2018, Issue 6	Await Environmental Health response - P18 incorrectly states that Warren Road has permission for a 4.8m access to supply 150 houses.		Air Quality Assessment updated.
Landscape and Visual Impact Appraisal	Appendix 9.1;	See Landscape response		LVIA updated to assess additional points proposed within Landscape Consultation response and address issues raised.
Archaeological Desk Based Assessment	Appendix 10.1; March 2018, Rev V3.	See Archaeology response - no mention of historic landscape (trees along Warren Road).	Assessment of impact of loss of historic landscape to be provided once Warren Road solution established.	Built Heritage Assessment now provided as Appendix 10.2 to the ES.
Flood Risk Assessment	March 2018, Issue 3	See drainage response	Revised drainage strategy to be submitted as confirmed on 5 th June 2018.	A Flood Risk Assessment Addendum explaining the revised Drainage Strategy is included at Appendix 11.1 of the ES.
Ecological Appraisal	Appendix 12.1, March 2018, ECO3962. EcoBase. Vf1	See ecology response	Agreed to review and respond	Ecology Survey updates have been carried out and are assessed within the updated ES
Ecological Scoping Correspondence	Appendix 12.2			Ecology Survey updates have been carried out and are assessed within the updated ES
Ecological Mitigation Plan	Appendix 12.3, drawing number 3962/MCE1	See ecology response – note does not include ponds proposed within Brick Kiln Copse	Agent to review and respond	Brick Kiln Copse Topic Paper (Appendix 12.3 to the ES) provides a comprehensive response to features of Ecological and Arboricultural interest within the Copse.
Drainage Strategy Plan	Appendix 12.4, drawing number 1300 Rev P6	See ecology and drainage responses	Revised drainage strategy to be submitted as confirmed on 5 th June 2018.	Brick Kiln Copse Topic Paper (Appendix 12.3 to the ES) provides a comprehensive response to features of Ecological and Arboricultural interest within the Copse.
Mineral Resources and Safeguarding	Appendix 13.1, November 2017, Issue 1	See mineral response		Approach to minerals safeguarding to be agreed.

Document Title	Reference	WBC comments	Subsequent Action	Where issue is addressed within amended application pack
Drawing Title	Reference	Initial Comments	Subsequent Action	
Location Plan	SLP-01 Rev A	Does not include sufficient space for Warren Road Option A or B proposals.		A separate application for the widening of Warren Road to 6m is being considered by West Berkshire Council (ref 19/02707/FUL). The implementation of those works would provide an access solution beyond Phase 1.
Green Infrastructure Plan	SP-05 Rev E	Shows 15m buffer from Brick Kiln Copse which is also breached by indicative housing layout. Landscaped buffer to southern, eastern and western boundaries required as per landscape consultant response.	Discussion regarding indicative layout required as current submission breaches buffer and contrary to SPD.	The trees within Brick Kiln Copse have been resurveyed and the 15m buffer has been clarified. Following consultation with the Case Officer, the buffer has been measured from the trunks of the perimeter trees. A revised Green Infrastructure Plan has been prepared and submitted.
Illustrative Plans Not for Approval				
Illustrative Masterplan	SP-01 Rev AB	15 m buffer to woodland breached as above	Discussion regarding indicative layout required as current submission breaches buffer and contrary to SPD.	A revised Concept Masterplan accompanies the amended application pack. The matter of the 15m buffer is addressed within the Planning Statement and Arboricultural Impact Assessment.
Indicative Phasing Plan	SP-07 Rev E	Note - identifies area outside of application site required to implement phase 2 Warren Road access improvement required to serve more than 150 dwellings.	To be discussed once Warren Road solution established	A separate application for the widening of Warren Road to 6m is being considered by West Berkshire Council (ref 19/02707/FUL). The implementation of those works would provide an access solution beyond Phase 1.
Combined Strategic	Fig.4.3	Could green link in DPW west not be connected up to Sanfoin entrance?	Matter of footpath missing at boundary of sites raised at meeting on 5 th June.	To be updated

Document Title	Reference	WBC comments	Subsequent Action	Where issue is addressed within amended application pack
Landscape and Green Infrastructure Plan	04627.00005.16 .633.4	Missing footpath link at boundary shown on other plans.	Applicants to review. Views on green link to Sanfoin entrance required. Response/amended plan regarding missing footpath required.	
Combined Land Use and Access Plan	14.273/PP202 Rev D	Could pedestrian link in DPW not be connected up with Sanfoin entrance? MAR between sites could deviate by approx x 80m yet other links are specified.	Area or deviation to be removed as confirmed at meeting on 5th June. Amended plan required. Views on pedestrian link to Sanfoin entrance required.	To be updated
Combined Green Infrastructure Plan	14.273/PP203 Rev D	Could green link in DPW west not be connected up to Sanfoin entrance?	Views on green link to Sanfoin entrance required.	To be updated
Affordable Housing Plan	SP-08 Rev E	Clusters of more than 5 dwellings proposed	Indicative only, not a substantive matter at this point but applicant needs to be aware	NFA
Illustrative Layout	Soxxx-SL-300	Breaching woodland buffer and arrangement contrary to SPD	Indicative only, not a substantive matter at this point but applicant needs to be aware	NFA

