

## Development Management Policies 9

## Sandleford Park

**9.3** This policy is an updated version of adopted policy CS3 from the West Berkshire Core Strategy. It has been updated to reflect new evidence on highways and education and to emphasise the need for the site to be masterplanned holistically. The changes are shown as follows: updated text is shown as underlined and deleted text is shown as ~~strikethrough~~.

### Policy 2

#### Sandleford Park

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 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 all vehicle ~~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; also~~
- A further all vehicle access link will be provided either through Warren Road or onto the A339 close to the Household Waste Recycling Centre (HWRC).

If the further all vehicle access link option provided is the one to the A339, a sustainable transport link for pedestrians, cyclists and buses to and from the site, via Warren Road, to and from Andover Road shall also be provided.

Four, all vehicle accesses to the site is the favoured option and therefore the potential for the provision of all four of those accesses mentioned above, to an all vehicle standard, shall be examined by the developer/applicant and details of that examination and conclusions drawn from it shall be reported as part of any planning application.

- Further infrastructure improvements will be delivered in accordance with the most up to date Infrastructure Delivery Plan at the time of a planning application. Any infrastructure needs which are critical to the delivery of the site are set out in ~~Appendix D~~; within the IDP
- ~~Provision of a new primary school on site and the extension of Park House School.~~
- Provision of two 2 form entry primary schools (each with a nursery class), enlargement of Park House school, a stand alone pre-school and a satellite Children's Centre.
- Provision for retail facilities in the form of a local centre and business employment;

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- 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.
- Prior to the submission of a planning application for any part of the site, masterplans for the whole site (including a masterplan for the infrastructure delivery) will be prepared by the developer(s) and agreed with the Council in accordance with the requirements of Policy CS3 and the Sandleford Park Supplementary Planning Document unless otherwise agreed with the Council. Once agreed by the Council they will be an important material consideration in the determination of subsequent planning applications.

### Explanation of the Policy

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

**9.5** A concept plan is set out at ~~(set out at Appendix C of the Core Strategy)~~ ~~has been produced~~ shows how the development of the site could be delivered, taking into account the opportunities and constraints of the site. Only 39% of the site is proposed for development in this concept plan with the rest taken up by open space and woodland. The concept plan is indicative only and ~~a masterplan or SPD will be prepared to set out the more~~ more detailed guidelines for the distribution of uses and design of the site are set out within the Sandleford Park SPD.

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

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

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

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**9.9** Infrastructure requirements, set out in the Infrastructure Delivery Plan, will include junction improvements on the A339 and on Monks Lane/Andover Road, improvements to the bus service, and to pedestrian/cycle links and road crossings. Two 2-form entry primary schools each with a nursery class, (one form entry to accommodate the first 1,000 dwellings to 2026, and expanding to two form entry to accommodate the rest of the development beyond 2026) will need to be provided along with a stand alone pre-school. n increase in early years provision. Alterations to Park House School are required to accommodate the secondary age pupils from the Sandleford site. A satellite children's centre is also required along with, and increased primary health care provision. Green Infrastructure, including open space and sports facilities, will need to be incorporated into the masterplanning of the site.

**9.10** Consultation during the Core Strategy warranted consideration of additional all vehicle accesses onto the Sandleford site, including onto the A343 Andover Road via Warren Road and onto the A339 Newtown Road to the north of the Household Waste Recycling Centre (HWRC).

**9.11** Further technical work on traffic distribution was therefore carried out, and this work has shown that the provision of the additional accesses does make a considerable difference to how traffic is distributed to and from the site.

**9.12** Based on the outcomes of this work, the Highways Authority consider that it is essential that at least three accesses serving the site be provided. The Highways Authority would prefer all four accesses to be provided.

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

### Delivery and Monitoring

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

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

Infrastructure requirements and phasing are set out in the Infrastructure Delivery Plan.