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PLANNING
LIMITED

SANDLEFORD PARK

PLANNING CONDITIONS

Bloor Homes and Sandleford Farm Partnership

May 2020



Report Control

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1 Introduction

1.1 This document sets out the draft planning conditions proposed by Bloor Homes and Sandlesford Farm Partnership in conjunction with an outline planning application submitted to bring forward land at Sandlesford Park Strategic Site; a site allocated for development in the adopted West Berkshire Core Strategy (2006-2026). It has been prepared to reflect discussions with the Local Planning Authority in the context of planning applications 18/00764/OUTMAJ and 18/00828/OUTMAJ and the infrastructure commitments outlined in the draft Section 106 Agreement submitted herewith.

1.2 The submitted application seeks planning permission for a residential-led, mixed use development as follows:

Up to 1,000 new homes; 80 extra care housing units (Use Class C3) 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 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq 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.

1.3 Matters not reserved for subsequent approval relate to two points of access from Monks Lane.

The Legal Framework

1.4 Section 70 of the Town and Country Planning Act 1990 enables a local planning authority to "grant planning permission...subject to such conditions as they think fit".

1.5 Section 72(1) of the Act states that "conditions may be imposed on the grant of planning permission under that section—(a) for regulating the development or use of any land under the control of the applicant (whether or not it is land in respect of which the application was made) or requiring the carrying out of works on any such land, so far as appears to the local planning authority to be expedient for the purposes of or in connection with the development authorised by the permission".

National Planning Policy

1.6 Paragraph 54 of the National Planning Policy Framework states "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions". It also states that "Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition".

1.7 Paragraph 55 of the National Planning Policy Framework states "Planning conditions should be kept to a minimum and only be imposed where they are: necessary; relevant to planning and to the development to be permitted; enforceable; precise and; reasonable in all other respects". These are referred to as the six tests. Para 55 also states that "Agreeing conditions early in beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is clear justification".



- 1.8 National Planning Policy Guidance states that planning conditions, *“when used properly, ... can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls”*. (Paragraph: 001 Reference ID: 21a-001-20140306)
- 1.9 The suggested Planning Conditions have been grouped under the following themes: General Matters, Highways, Drainage, Design, Landscape, Ecology, Non-Residential Uses, Archaeology, Construction Management, Lighting, Minerals, Waste Construction Access to Park House School and Market Housing Mix.

Basis for Suggested Conditions

- 1.10 The suggested Planning Conditions set out herein are derived from the technical assessments that have informed the proposed development. They have been formed to secure, firstly, the development objectives and principles set out in the West Berkshire Core Strategy including Core Policy CS3 (2012), secondly, and where relevant, the development principles in the Sandford Park Supplementary Planning Document (2015) and thirdly the mitigation measures identified by the Environmental Statement that accompanies the planning application.
- 1.11 The Applicants propose that these suggested conditions provide a basis for discussion with the LPA during the determination of the submitted application.

Approach

- 1.12 The approach taken is based on a design hierarchy.
- 1.13 The Description of Development, Parameter Plans, Controlling Plans and Quantum define what is permitted and the arrangement of land uses across the application site. The development is required to be carried out in substantial accordance with the Parameter Plans and other Controlling Plans. These are Plans which are specifically referenced in the planning conditions.
- 1.14 For each of the main development parcels (Development Parcel North 1, North 2, Centre) further strategies or plans are required to develop the scheme in the context of the various aspects of the application documentation and the mitigation referred to in the Environmental Statement. These strategies or plans relate to drainage, landscape and ecology. The Country Park is also subject to this more detailed level of design work.
- 1.15 Reserved Matters Approvals will be required for each parcel or sub phase. These applications will incorporate the measures identified in main development parcel strategies and plans and thus accord with them.
- 1.16 In respect of highway matters, the sequence of development is controlled by reference to trigger points which require actions to be undertaken by a particular point (either by reference to a period of time or the number of dwellings permitted to be occupied), for example construction of the main access road to the boundary of the application site. Initially, these triggers were proposed as planning conditions but have now been included in the draft S106



Agreement (Schedule 4 part 1). Similar measures are proposed to secure the delivery of the Country Park in two phases relative to the number of new dwellings occupied to ensure recreational opportunities are available for the newly arising population (Schedule 3).

- 1.17 Mitigation measures are required to be developed in greater detail for the construction phase, for example, the Construction Environmental Management Plan. These can be secured for each main development phase to ensure proportionate information is provided as the development proceeds.
- 1.18 Other measures to control the operation of the development, such as open hours for the local centre, are also defined.
- 1.19 Together, this suite of suggested planning conditions and the draft planning obligations provide a framework for how the proposed development is to be taken forward, and how development strategies and mitigation measures and are to evolve and incorporated into the detailed design of the scheme.
- 1.20 In comparison with earlier versions of the suggested Planning Conditions submitted with previous applications, and to reflect discussions regarding Planning Obligations, the following are addressed specifically in the Draft Section 106 Agreement:
 - affordable housing
 - the timing of off-site highway improvements
 - the construction of the main access road connections to adjoining land parcels
 - the phased implementation of the Country Park
 - the management and maintenance of the Country Park
 - the management and maintenance of sustainable urban drainage system

Plans

- 1.21 Various of the suggested Planning Conditions refer to plans or drawings submitted as part of the planning application:

Land Use and Access Parameter Plan	14.273 PP02 Rev H1
Green Infrastructure Parameter Plan	14.273 PP03 Rev G1
Building Heights Parameter Plan	14.273 PP04 Rev G1
Strategic Landscape and Green Infrastructure Plan	04627.00005.16.632.13
Country Park Phasing Plan	04627.00005.16.306.15
Monks Lane Eastern Access	172985_A_07.1
Parcel Plan	14.273 PP05 RevB
Illustrative Surface Water Drainage Strategy	10309-DR-02



2 General Matters

1. No development hereby permitted (other than the main access road works required by Condition 7) shall be commenced on any main development parcel identified on the parcel plan 14-273/PP05 RevB or sub-phase defined by Condition 2 until full details of the layout, scale, appearance and landscaping within that parcel or sub-phase (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved plans.
2. The development shall be built out in general accordance with the submitted parcel plan 14-273/PP05 RevB. Prior to the commencement of development in each of these main development parcels a more detailed phasing plan identifying the sub-phases for that main development parcel shall be submitted to the Local Planning Authority.
3. Application for approval of the reserved matters for at least one of the main development parcels shown on parcel plan 14-273/PP05 RevB, or sub-phase defined by Condition 2 shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission and the last application for reserved matters approval shall be made no later than 7 years from the date of this permission.
4. Development in each of the main development parcels shown on parcel plan 14-273/PP05 RevB, or sub-phase defined by Condition 2 shall be begun not later than 2 years from the date of approval of the last of the reserved matters for that main development parcel.
5. The development hereby permitted shall not be carried out except in substantial accordance with the details shown on the following plans:

14.273/PP02 Rev H1	Land Use and Access Parameters Plan
14.273/PP03 Rev G1	Green Infrastructure Parameters Plan
14.273/PP04 Rev G1	Building Heights Parameters Plan
04627.00005.16.632.13	Strategic Landscaping and Green Infrastructure Plan
6. The Extra Care facility hereby granted permission shall not be occupied other than by persons who have attained the age of 55 years or the spouse or partner of such persons including a widow or widower.



3 Highways

7. No dwellings shall be occupied until the access works (Monks Lane East) shown on drawing numbered 172985_A_07.1 have been completed to base wearing course standard.
8. Prior to the commencement of development at the local centre shown on plan 14-273 PP02 Rev H1, details of associated car parking and cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained in accordance with these approved details.
9. Prior to the commencement of the primary school site shown on plan 14-273/PP02 Rev H1, details of associated car parking and cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained in accordance with these approved details.
10. Details of car parking and cycle parking provision for the Country Park (the indicative locations of which are shown on plan 04627.00005.16.632.13), shall be submitted to and approved in writing by the Local Planning Authority prior to the Country Park being laid out pursuant to Conditions 21 and the development shall be carried out and thereafter retained in accordance with these approved details approved.
11. Prior to the commencement of development a scheme for the pedestrian access on to the A339 in the location shown on plan [81311-041-108] shall be submitted to the Local Planning Authority. The works shall be implemented in accordance with the approved scheme and open for pedestrian use no later than the occupation of the 150th dwelling in Development Parcel North 1.



4 Drainage

12. Surface water drainage shall be brought forward in general accordance with the strategy set out in the Illustrative Surface Water Drainage Strategy (drawing 10309-DR-02) in the Flood Risk Assessment and Drainage Strategy (December 2019) (Appendix K1 of the Environmental Statement, March 2020).
13. Development hereby approved shall not commence until a scheme detailing interim surface water drainage measures for the construction period has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme.
14. The first reserved matters application for each of the main development parcel shown on 14-273/PP05 RevB shall be accompanied by a surface water drainage scheme for that parcel. Each surface water drainage scheme shall be based on the measures identified in Figure 4b of the Flood Risk Assessment and Drainage Strategy (December 2019), together with assessment and proposals for drainage in connection with runoff from raised levels or embankments associated with the main access road or other parts of the development, and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented in accordance with the timetable for implementation approved as part of the scheme for each respective parcel.

The scheme for each parcel shall also include:

- i) Final drainage calculations for the site taking into account the drainage catchment areas of the development shown on the Illustrative Surface Water Drainage Strategy (drawing 10309-DR-02) in the Flood Risk Assessment and Drainage Strategy (December 2019).
 - ii) Infiltration tests for use of soakaways.
 - iii) Final drainage layouts including SUDS.
 - v) Details of the landscaping and safety features of the balancing ponds.
15. No part of the development hereby permitted shall commence until details of permanent foul drainage proposals for the site, to include phasing, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied in any main development parcel identified on the parcel plan 14-273/PP05 RevB or sub-phase defined by Condition 2 until the foul drainage scheme for that main development parcel or sub phase has been implemented in accordance with the approved details.
 16. Development shall not commence on any main development parcel identified on the parcel plan 14-273/PP05 RevB or sub-phase defined by Condition 2 until detailed plans and sections for that parcel or sub-phase showing existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. Development thereafter shall only be carried out as approved.



5 Design

17. No part of any parcel of the development hereby permitted shall commence until details of how 'Secured by Design' standards will be achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thus approved.



6 Landscape

18. Prior to the commencement of development including any site enabling works or vegetation clearance within any main development parcel shown on parcel plan 14-273/PP05 RevB, a Landscape Ecological Management Plan for that parcel shall be submitted to and approved in writing by the Local Planning Authority. Each Landscape Ecological Management Plan shall accord with the principles set out in the Landscape and Green Infrastructure Design and Management Plan (Appendix G7 of the Environmental Statement March 2020) and shall include;
- (1) Measures for the establishment, enhancement and management of habitats within the site, including planting schedules and details of ongoing management.
 - (2) A programme and timetable for the implementation of the works and for subsequent management activities as well as a monitoring schedule for habitats and species, including bat monitoring post completion.

Each Landscape Ecological Management Plan shall cover a 10 year period.

All measures and works shall be completed in accordance with the approved details and programme.

19. No part of any main development parcel shown on parcel plan 14-273/PP05 RevB shall be commenced or equipment, machinery or materials brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on that main development parcel has been submitted to and approved in writing by the Local Planning Authority and has been put in place.

The scheme must include details of the erection of protective fencing in accordance with British Standard 5837 (Trees in relation to design, demolition and construction). Fencing shall be shown on a plan and installed to the extent of the tree protection areas as calculated using the British Standard. Nothing shall be stored or placed in those fenced areas or the ground levels altered without the prior consent in writing of the Local Planning Authority.

The development shall be carried out in accordance with the approved scheme which shall be kept in place until development within that development main development parcel has been completed and all equipment, machinery and surplus materials have been removed.

20. No works or development within any main development parcel shown on parcel plan 14-273/PP05 RevB shall take place until a scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the Local Planning Authority for that main development parcel. This scheme shall include details of:
- i) induction and personnel awareness of arboricultural matters;
 - ii) identification of individual responsibilities and key personnel, including the qualified arboriculturalist responsible for administering the scheme;
 - iii) statement of delegated powers;
 - iv) timing and methods of site visiting and record keeping, including updates;
 - v) procedures for dealing with variations and incidents.

The scheme of supervision shall be carried out as approved.



21. Prior to the commencement of the development hereby approved a scheme for site works, details of hard and soft landscape proposals, design principles and implementation of the areas of the Country Park shown in the Strategic Landscape and Green Infrastructure Design and Management Plan (Appendix G7 of the Environmental Statement March 2020) shall be submitted to and approved by the LPA. The Country Park shall be laid out in accordance with the approved scheme.
22. Prior to the occupation of any dwelling within each of the main development parcels shown on plan 14-273/PP05 RevB, details of the play equipment to be provided within that parcel shall be submitted to and approved in writing by the Local Planning Authority. Such details will include the specification of play equipment and timing of implementation.
23. Prior to the commencement of development a scheme for the Advanced Structure and Woodland Planting shown on the Country Park Phasing Plan 04627.00005.16.306.15 shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:
 - i) the timing of implementation, which shall be no later than the end of the first planting season following the commencement of development;
 - ii) planting plans;
 - iii) written specifications;
 - iv) a schedule of plants noting species, plant sizes and proposed numbers;
 - v) existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate);
 - vi) existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate);
 - vii) existing and proposed finished levels (to include details of grading and earthworks where appropriate).The planting hard approved as part of this condition shall be completed and thereafter maintained in accordance with the approved timing details.
24. All hard and soft landscape works shall be carried out in accordance with the details approved through reserved matters submissions. Each reserved matter submission for landscape shall include details of:
 - i) the timing of implementation, which shall be no later than the end of the first planting season following the commencement of development;
 - ii) planting plans;
 - iii) written specifications;
 - iv) a schedule of plants noting species, plant sizes and proposed numbers;
 - v) existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate);
 - vi) existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate);
 - vii) existing and proposed finished levels (to include details of grading and earthworks where appropriate).

The works approved by all reserved matters submissions shall be completed within the first planting season following the first commencement of any part of the development on that parcel.



25. Any planting that is removed, uprooted, severely damaged, destroyed or dies within five years of the date of planting shall be replaced by the approved type planting by the end of the first available planting season.



7 Ecology

26. For each of the main development parcels shown on Plan 14-273/PP05 RevB, an Ecological Mitigation and Management Plan (parcel specific EMMP) comprising a schedule of avoidance, mitigation and management measures shall be submitted to the Local Planning Authority. The parcel specific EMMP shall be prepared in accordance with the site wide EMMP (Appendix F19 of the Environmental Statement march 2020), and informed by the recommendations arising from any updated ecology surveys completed to inform the Reserved Matters Applications in that parcel. Each parcel specific EMMP shall accord with the Surface Water Drainage Strategy, Landscape Environmental Management Plan, and the Construction Environment Management Plan prepared for each main development parcel pursuant to Conditions 14, 18 and 40. No plant, machinery or equipment shall be brought on to any of any of the main development parcels until the parcel specific EMMP relevant to that main development parcel has been approved by the Local Planning Authority and the parcel specific EMMP's measures shall thereafter be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.
27. Each reserved matter submission for a development parcel shown on Plan 14-273/PP05 RevB or a sub-phase defined by Condition 2 shall include a scheme for the provision of suitable bat bricks/bat access tiles and bird nesting boxes to be erected. The scheme shall include details of box type, location and timing of works. Once approved, the bat bricks/bat access tiles and bird nesting boxes shall be installed and retained in perpetuity.
28. A scheme for the provision and management of a buffer zone (at least 8m wide on one bank) alongside watercourses within the development site and of buffers around ponds and ditches present shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.
- The scheme shall include:
- i) plans showing the extent and layout of the buffer zones;
 - ii) details of the planting scheme;
 - iii) details demonstrating how the buffer zones will be protected during development and managed/maintained thereafter.
29. Prior to the commencement of development within the Country Park shown on the Strategic Landscape and Green Infrastructure Plan (Plan 04627.00005.16.632.13), a working method statement to cover channel and bank works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The method statement shall cover the following requirements:
- i) timing of works;
 - ii) methods used for all channel and bank side water margin works;
 - iii) machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.); and
 - iv) protection of areas of ecological sensitivity and importance.



8 Non-Residential Uses

30. The 'A Class' uses (A1, A2, A3, A4, A5) hereby permitted in the Local Centre shall not exceed a total of 2,150 sq.m. (gross internal floorspace).
31. The 'B1a Class' employment use hereby permitted in the Local Centre shall not exceed a total of 200 sq.m. (gross internal floorspace).
32. The D1 Class uses hereby permitted in the Local Centre shall not exceed 500sq.m (gross internal floorspace)
33. There shall be no deliveries to or collections from any non-residential building outside the hours of 07:00-19:00 Mondays-Saturdays or at any time on Sundays or Bank or Public Holidays.
34. No security lighting or floodlighting shall be installed on any non-residential building until full details have been submitted to and approved in writing by the Local Planning Authority. All such installations shall be designed and located to avoid nuisance to the occupiers of nearby dwellings, and shall be implemented and thereafter retained in accordance with the approved details.
35. Development shall not commence on any non-residential building until details of arrangements for refuse storage have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
36. Development shall not commence on any non-residential building until details of any externally mounted plant or equipment or any internal equipment which vents externally, including any extraction ventilation system for a cooking area, have been submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
37. The non-residential buildings hereby permitted shall be constructed in accordance with the appropriate Building Research Establishment Environmental Assessment Method (BREEAM) assessment methodology and shall achieve a post construction rating of at least 'Excellent'. No part of an appropriate non-residential building hereby permitted shall be occupied until a copy of a post-construction completion report, verifying that the building has achieved an 'Excellent' rating, has been submitted to the Local Planning Authority.



9 Archaeology

38. No development shall take place within any main development parcel shown on Plan 14-273/PP05 RevB a programme of archaeological work for that parcel in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented and the work shall be carried out by a professional archaeological organisation or person approved in writing by the Local Planning Authority.



10 Construction Management

39. Prior to the commencement of development in each main development phase shown on Plan 14-273/PP05 RevB, a Phase 1 desktop study for that parcel shall be submitted to and approved in writing by the local planning authority in respect of potential ground contamination. Thereafter if further site investigations or remediation works are deemed to be required these shall be undertaken in full and validation reports submitted to the local planning authority for approval. The development shall take place in full accordance with any recommendations (including agreed timescales) set out within the approved remediation strategies. If during development, contamination not previously identified is found to be present within a development parcel, then no further development shall be carried out in the affected area until a remediation strategy has been submitted to and approved in writing by the local planning authority, detailing how this contamination shall be dealt with. Thereafter the approved remediation strategy shall be implemented and the development completed accordingly.
40. No development shall take place within any main development parcel shown on Plan 14-273/PP05 RevB until a Construction and Environmental Management Plan (CEMP) for that parcel or phase has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be based upon the outline Construction and Environment Management Plan submitted at Appendix D1 of Environmental Statement (March 2020). All works shall be carried out in accordance with the approved details. Any alteration to any CEMP shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.
41. Prior to the commencement of development hereby approved a Construction Traffic Management Plan shall be submitted to and approved by the LPA. The Construction Traffic Management Plan shall provide be in general accordance with Appendix G of the Transport Assessment (March 2020) hereby approved. Construction traffic will be managed only in accordance with the approved plan.
42. Construction works, construction related works or construction related deliveries shall not be carried out on the site outside of the following hours and at no time on Sundays or Bank Holidays: Monday to Fridays 07:30-18:00 hours; Saturdays 08:30-13:00 hours.

In addition, piling operations or vehicle/equipment maintenance shall not be carried out on the site outside of the following hours and at no time on Saturdays, Sundays or Bank Holidays: Monday to Fridays 07:00-18:00 hours.
43. Prior to the commencement of development in each phase a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise noise, vibration and dust and the programme for the works) will be submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.



11 Minerals

44. No excavations associated with the erection of the buildings hereby approved within each of the main development parcels identified on Plan 14-273/PP05 RevB shall take place until a statement of mineral exploration and associated development management plan for that parcel of development has been submitted to and approved in writing by the Local Planning Authority. This statement shall include:
- i. The methods to be used for investigating the extent and viability of the construction aggregate mineral resource beneath the areas of the application site proposed for built development.
 - ii. Details of the necessary operations to be carried out to ensure that incidental extraction of construction aggregates that can be viably recovered during construction operations are extracted and put to beneficial use, such use to be agreed in writing with the Local Planning Authority.
 - iii. Details of the timing of the investigative and extraction works, together with the timing of any further detailed submissions required during the construction operations.
 - iv. A method to record the quantity of recovered mineral (for use on and off site) and the reporting of this quantity to the Local Planning Authority.

The approved scheme shall be implemented in full and complied with throughout the duration of the construction operations.



12 Lighting

45. A detailed lighting scheme shall be submitted to and approved by the Local Plan Authority for each main development parcel shown on Plan 14-273/PP05 RevB or sub-phase defined by Condition 2. The details of the lighting scheme shall accord with the lighting principles set out in the Appendix C of the Lighting Assessment (Appendix F20, Environmental Statement March 2020). No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated in the development, except in accordance with the detailed lighting scheme and retained thereafter.



13 Waste

46. Each reserved matter application for either a development parcel shown Plan 14-273/PP05 RevB or a sub-phase defined by Condition 2 shall include details of the location and design of recycling and refuse storage arrangements. The development shall be undertaken in accordance with the approved details.
47. Unless otherwise agreed in writing with the Council, an area measuring 15m x 7 m shall be laid out to house waste recycling collection facilities within the Local Centre as shown on Plan 14.273/PP02 Rev H1.



14 Construction Access to Park House School

48. Within six months of the commencement of development hereby approved details of a haul road to provide construction access to Park House School Expansion Land as shown on Plan 14.273 PP02 Rev H1 shall be provided to the Local Planning Authority for approval. Such details shall include surface treatment, crossing of watercourses, tree protection and timescales for laying out, location and size of site compound(s) and decommissioning.



15 Housing Mix

49 Each reserved matters application for the housing hereby permitted shall be accompanied by a statement defining the market housing mix proposed for that application and in combination with all other reserved matters approvals. In combination, the reserved matters applications for housing shall provide the following mix of market housing:

2 bed flats	10%
2 bed houses	20%
3 bed houses	42.5%
4 bed houses	27.5%



Appendix 1 Land Use and Access Parameter Plan

14.273 PP02 Rev H1

KEY - to be read in conjunction with plans PP03 and PP04

LAND USE

- Sandleford Park Application Boundary
- Proposed Development Footprint Residential (Use Class C3)
- Local Centre Comprising of Flexible Mixed Uses (Use Classes A1 - A5, B1a, D1 and C3)
- Maximum Extent of the Location of Mixed Uses within the Local Centre
- Education Land
 - Proposed 2 Form Entry Primary School (Use Class D1)
 - Area of land safeguarded for expansion of Park House School

ACCESS

- Proposed Access Points for 'All' Traffic Modes
- Proposed Main Access Road
- Existing Public Footpath Retained and upgraded as a shared footpath cycle link
- Potential Future Link with IFE School
- Proposed Key Footpath/Cycle Links
- Indicative Access to School

OTHER

- For details of Green Infrastructure please refer to Strategic Landscape and Green Infrastructure Plan prepared by SLR

Final Planning Issue

CLIENT
BLOORHOMES

PROJECT TITLE
 Sandleford Park
 Newbury

DRAWING TITLE
 PARAMETER PLAN
 Land Use and Access Plan

DATE
 03.02.2020

DRAWN
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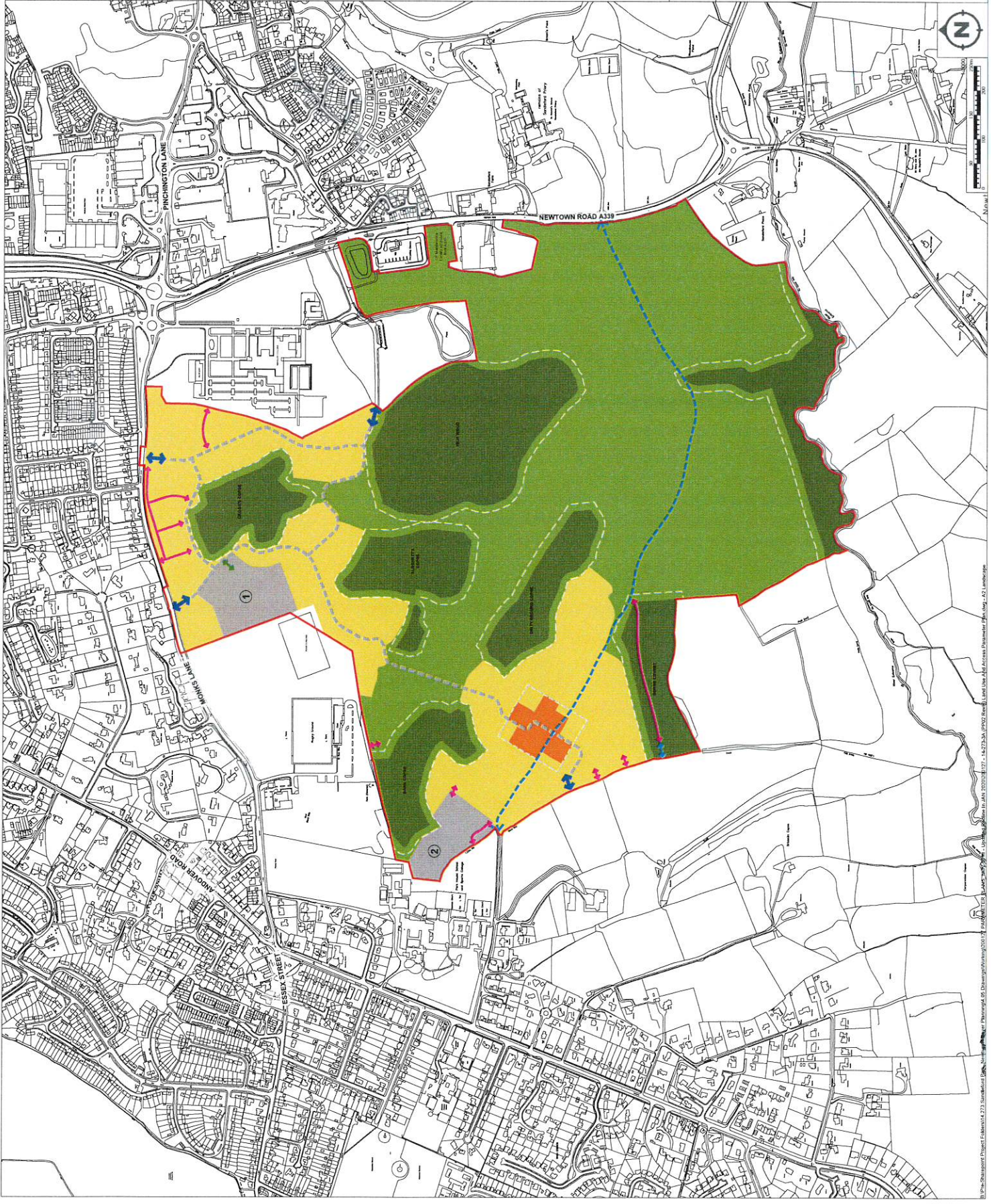
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NUMBER
 14.273/PP02

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KEY - to be read in conjunction with plans PP202 and PP204
 Sandletford Park Application Boundary



GREEN INFRASTRUCTURE
 Existing Woodlands to be Retained
 5m Buffer to Retained Woodlands and Local Wildlife Sites
 Green links
 Proposed Key Footpath/Cycle links
 Potential Future Link with IFE School
 For details of Green Infrastructure please refer to Strategic Landscape and Green Infrastructure Plan prepared by SLR

FOR CONTEXTUAL INFORMATION
 Development Parcels

Final Planning Issue

CLIENT



PROJECT TITLE
 Sandletford Park,
 Newbury

DRAWING TITLE
 Green Infrastructure Plan

PARAMETER PLANS

DATE	DRAWN	CHECKED	AUTHORISED
03.02.2020	BDC	AB	AB
NUMBER	REV.	SCALE	
14-273/PP03	G1	1:5000 @ A2	

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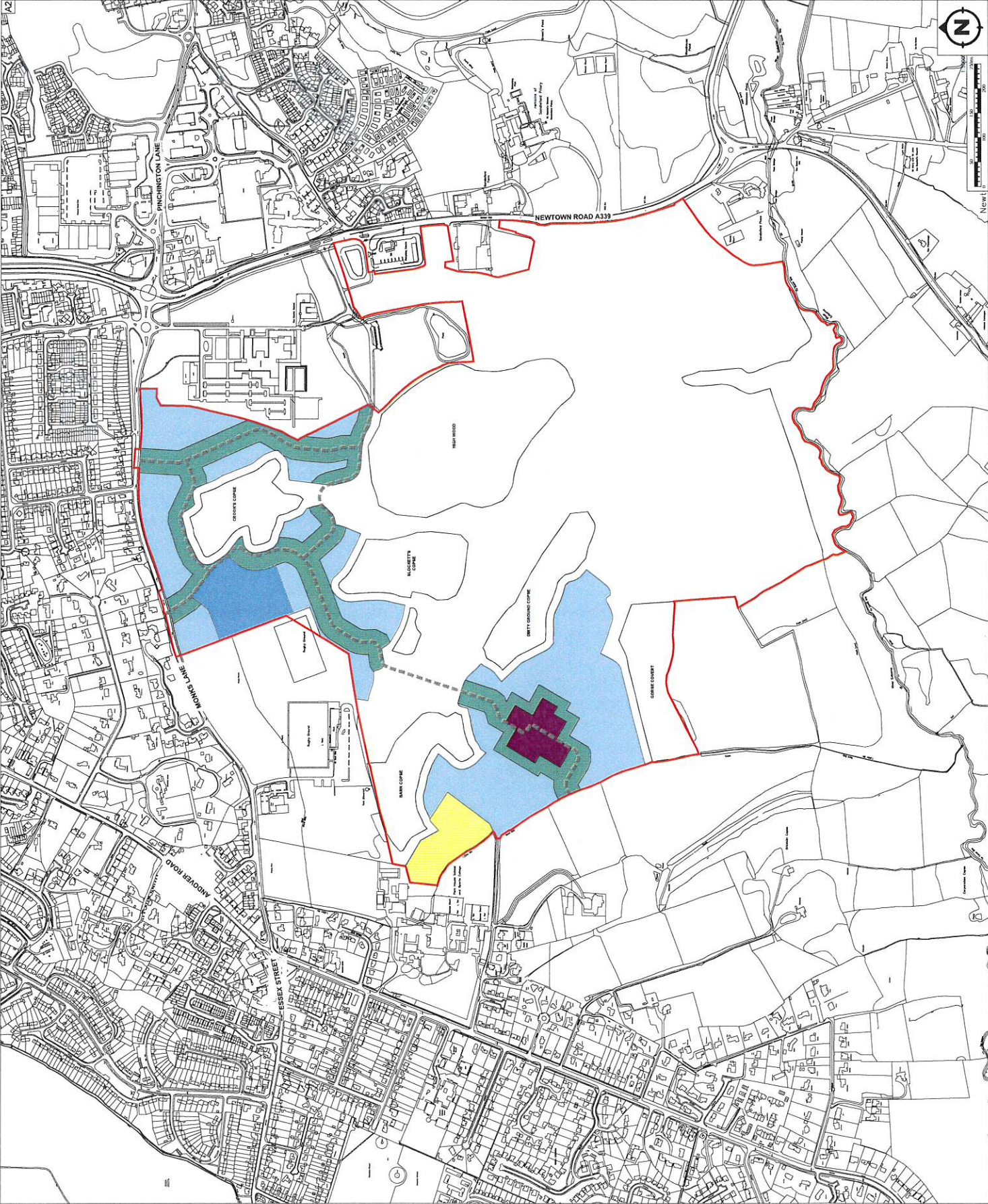


Appendix 3 Building Heights Parameter Plan

14.273 PP04 Rev G1

KEY - to be read in conjunction with plans PP202 and PP203

- Sandlerford Park Application Boundary
- HEIGHTS**
- Maximum Height 2.5 storeys (exact distance in meters to be confirmed)
- Maximum Height 3 storeys (exact distance in meters to be confirmed)
- Maximum Height 3m to ridge from slab level (exact distance in meters to be confirmed)
- Proposed Local Centre including buildings with mixed uses i.e. Commercial or Residential Uses on ground / first floor and 3 storeys with an additional 1m storey Height Permitted (maximum 14m-15m to ridge from slab level)
- Proposed 2 Form Entry Primary School - School Building to be a Maximum Height of 2 storeys maximum 11m to ridge from Slab Level
- FOR CONTEXTUAL INFORMATION**
- Area of land safeguarded for expansion of Park House School. For any building proposed, maximum height allowance of up to 3 storeys maximum 13m to ridge
- Proposed Main Access Road Alignment



Final Planning Issue

CLIENT



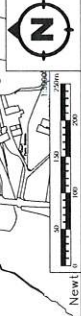
PROJECT TITLE
Sandlerford Park,
Newbury

DRAWING TITLE
PARAMETER PLAN
Building Heights Plan

DATE 23.01.2020
 NUMBER 14.273/PP04
 DRAWN BDC
 CHECKED AB
 AUTHORIZED AB
 REV. G1
 SCALE 1:5000 @ A2



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 100% RIBA Chartered Civil Engineers
 100% RIBA Chartered Environmental Engineers
 100% RIBA Chartered Quantity Surveyors
 100% RIBA Chartered Building Surveyors
 100% RIBA Chartered Structural Engineers
 100% RIBA Chartered Mechanical Engineers
 100% RIBA Chartered Electrical Engineers
 100% RIBA Chartered Civil Engineers





Appendix 4 Strategic Landscape and Green Infrastructure Plan 04627.00005.16.632.13

**Sandleford Park, Newbury
Strategic Landscape and Green
Infrastructure Plan**

Figure 4.3



Scale
1:25,000 @ A1 04627.00005.16.632.13



LEGEND

	Application 3A redline		Existing hedgerow to be retained		Existing track / footpath to be retained
	Proposed development		Existing hedges to be removed		Dedicated recreational route, 2m wide e.g. gravel/ bark (no dig construction)
	Existing woodland to be retained		New or reinforced hedge planting		Foraging trail
	Existing local wildlife sites (LWS)		Existing watercourse		Trim trail
	Existing ancient woodland to be retained (Note 2)		Existing attenuation pond		Interpretation board / map or country park play area
	Existing trees to be retained		Proposed SuDS attenuation basin		Designated equipped play area
	Existing trees to be removed		Amenity grassland including informal kickabout / picnic areas		Natural play trail
	Proposed structure and woodland planting		Meadow grassland		Vantage points with seating
	Proposed retained structure and woodland planting		Wet meadow grassland		Dormouse crossing and 50m hopover
	Proposed tree planting including historic vegetation pattern		Informal routes e.g. mow/grass path		Main access route with avenue planting
	Proposed community orchard planting		Main footpath route, 2m wide unsealed surface		Proposed access lines

Note:
1) Areas Covent and Bishops Cleeve are not designated ancient woodland.
2) Ancient woodland areas retained with 15m buffer.

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Appendix 5 Country Park Phasing Plan

04627.00005.16.306.15

LEGEND

- Outline planning application boundary (third application)
- Parkland East: delivered with development parcel 1
- Parkland West: delivered with development parcel 3
- Existing path/track
- Early public footpath network
- Early / advanced planting: delivered on commencement with start of construction works on site

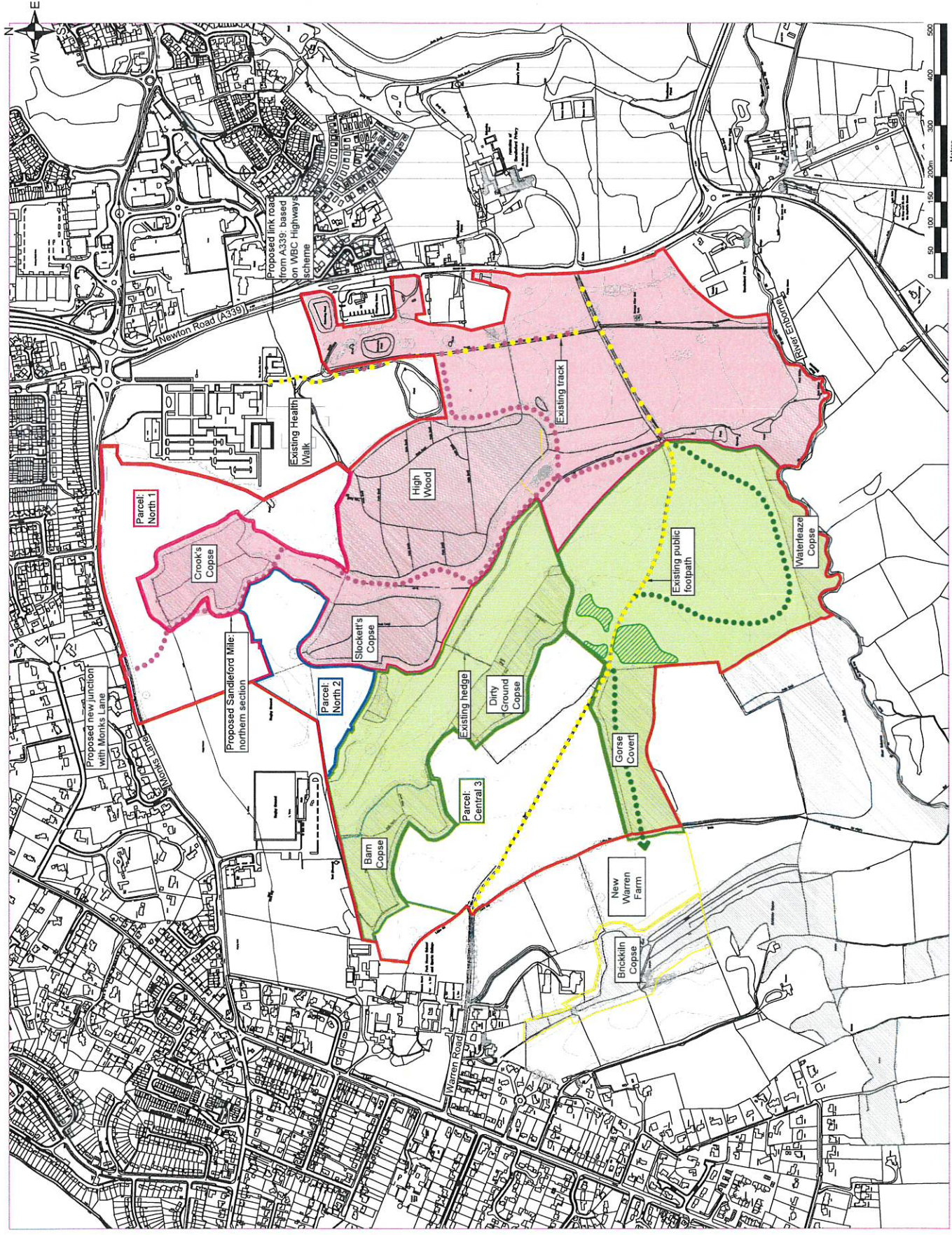


Figure 7.7

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 T 01357 376200
 www.slrlandscapes.com

SANDELFORD PARK,
 NEWBURY

COUNTRY PARK:
 PHASING PLAN

04627.00005.16.306.15

Scale: 1:5000 @ A2 Date: FEBRUARY 2018

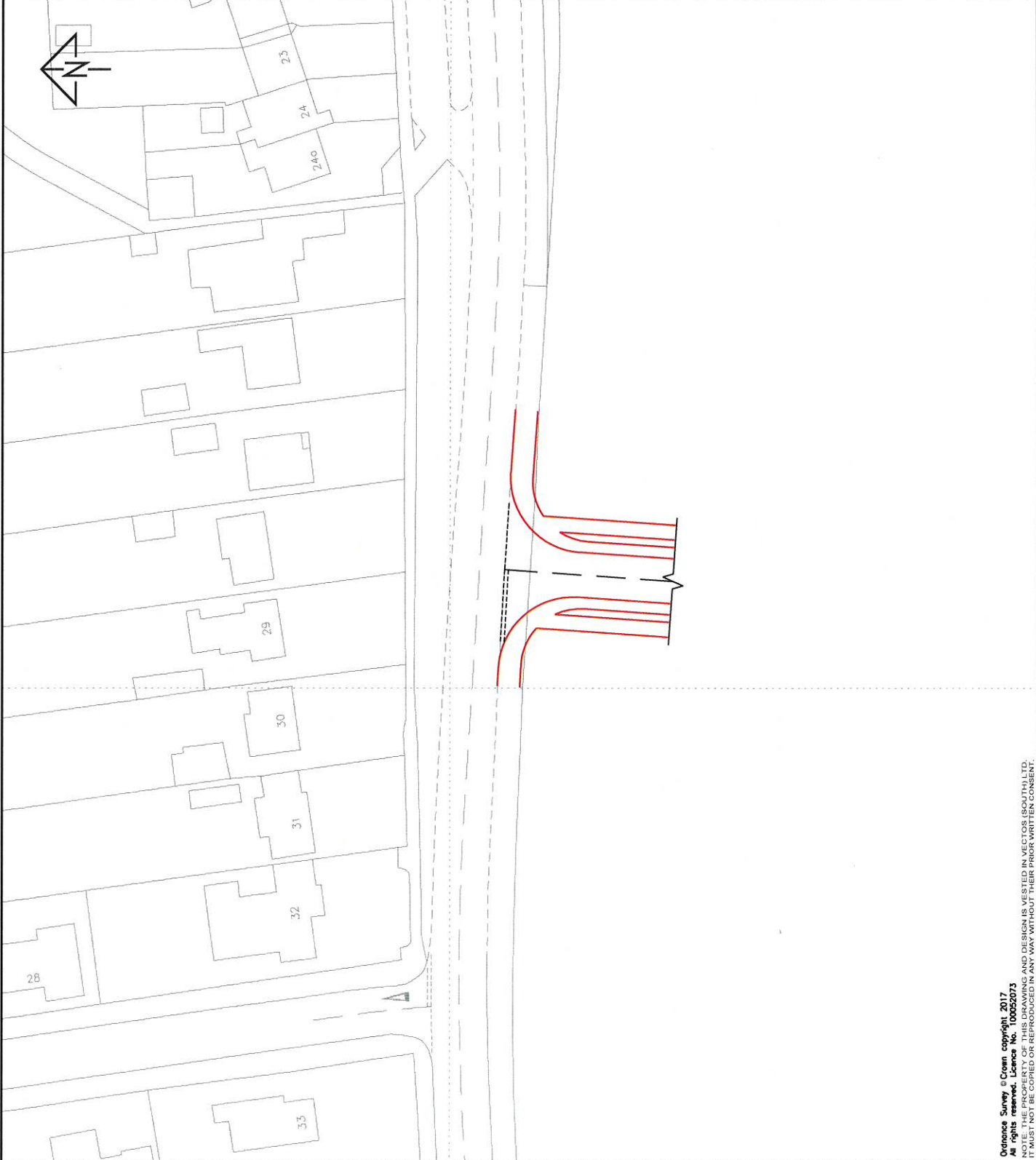


Appendix 6 Monks Lane Eastern Access

172985_A_07.1

Notes:

- 1. This is not a construction drawing and is intended for illustrative purposes only.
- 2. While lining is indicative only.



REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT	Bloor Homes					
PROJECT	Sandford Park Newbury					
DRAWING TITLE	Eastern Site Access					
SCALES	1:500 at A3					
DRAWN	TF	CHECKED	ES	DATE	13.03.2018	
DRAWING NUMBER	172985/A/07.1				REVISION	



Network Building, 97 Tottenham Court Road, London W1T 4TP
t: 020 7580 7373 e: enquiries@vectors.co.uk

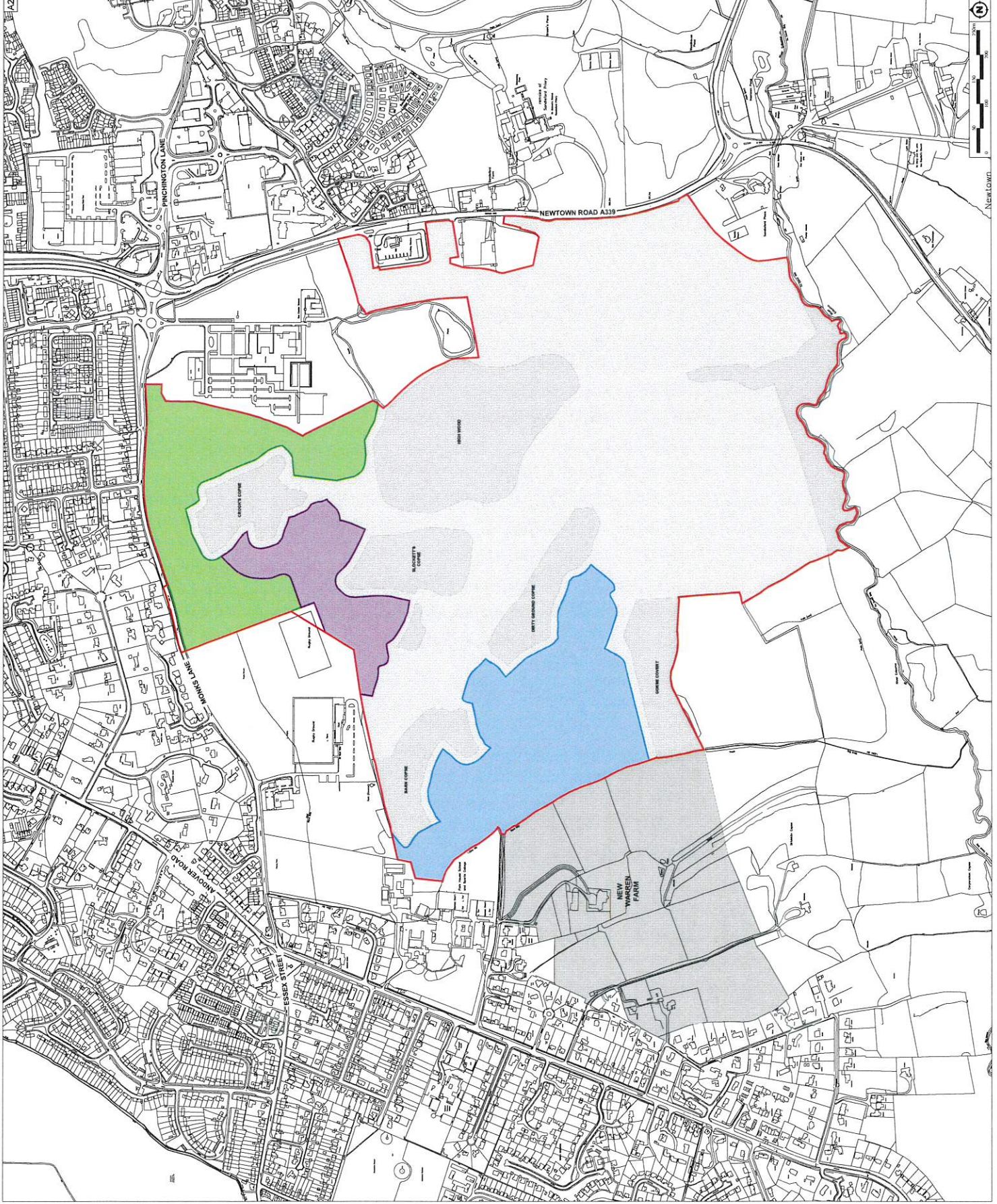


Appendix 7 Parcel Plan

14.273 PP05 RevB

KEY - to be read in conjunction with plans PP02, PP03 and PP04

- Sandfield Park Application Boundary
- PARCELS**
- Development Parcel North 1
- Development Parcel North 2
- Development Parcel Central



FOR INDICATIVE PURPOSES ONLY

Final Planning Issue



CLIENT
 PROJECT TITLE
 Sandfield Park,
 Newbury
 DRAWING TITLE
 Parcelisation Plan

DATE
 08 Mar 2018
 DRAWN
 BDC
 CHECKED
 AB
 AUTHORIZED
 AB
 SCALE
 1:5000 @ A2
 NUMBER
 14.273/PP05
 REV.
 B



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 Construction Method and Approval (CSM) is a process that provides a framework for the design and construction of a project. It is a key component of the project management process and is used to ensure that the project is delivered on time, on budget and to the required quality standards.

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1) Covered and underground sewers
 2) Working adjacent to water courses and flood plain
 3) Working adjacent to live overhead and railway line
 4) Inundated areas
 5) Working adjacent to live overhead and railway line
 6) Inundated areas
 7) Working adjacent to live overhead and railway line

NOTES:

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KEY:

- Site Boundary
- Catchment Areas
- Illustrative SUDS Location
- Proposed Conveyance Channel
- Illustrative Surface Water Flow Direction
- Existing Woodland
- Existing Watercourse
- Proposed outfall
- Spring



• First Issue KM 50 LW 12.12.18

Brookbanks

**Bloor homes Ltd
 & Sandfield Farm Partnership**

**Land at Sandfield Park
 Newbury**

**Illustrative Surface Water
 Drainage Strategy**

Issue No:	1	Issue Date:	DEC 2018
Drawn:	DRAFT	Checked:	LW
Scale:	1:2500	Number:	10309-DR-02
Drawn By:		Checked By:	
Scale:	0 50 100 150 200 250	Scale:	0 50 100 150 200 250



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