



DONNINGTON
NEW HOMES

An aerial photograph of a residential development site. The image shows a mix of green spaces, including a large grassy field, a wooded area, and a tennis court complex. A road network is visible, along with some existing buildings and a large brown field on the right side. The overall scene is a mix of natural and developed areas.

PROPOSED DEVELOPMENT AT
SANDLEFORD PARK WEST, NEWBURY

Design & Access Statement - Addendum
December 2019

PROPOSED DEVELOPMENT AT

SANDLEFORD PARK WEST, NEWBURY

DECEMBER 2019

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INTRODUCTION

This Design and Access Statement Addendum presents an amendment to the Outline Planning Application at Sandford Park West (SPW) for Up to 500 new homes (Ref: 18/00828/OUTMAJ). The original outline application was submitted in March 2018. This Addendum and revised submission have been prepared to address the West Berkshire Council consultation responses received to date and address all material planning issues raised throughout the consultation process so far.

The revised description of development is as follows:

“ 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.

” This addendum explains the changes to the application and the rationale behind the amendments, following post application discussions with West Berkshire Council officers.

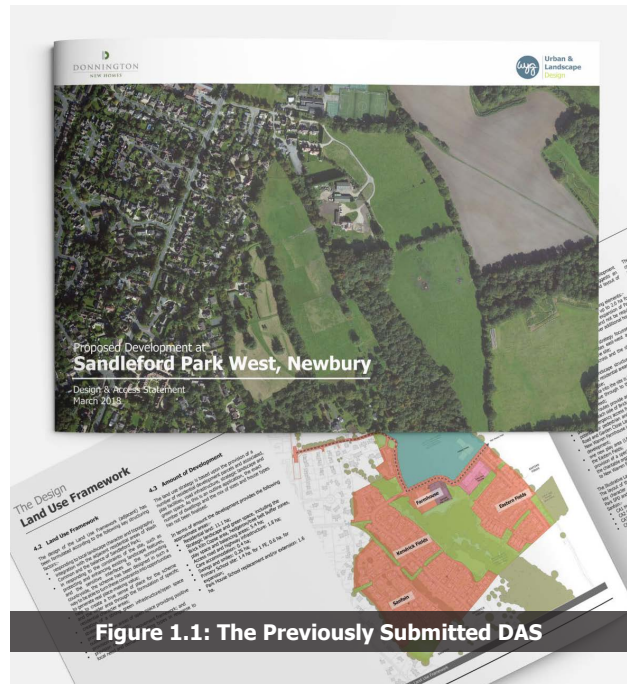


Figure 1.1: The Previously Submitted DAS



Figure 1.2: Previous Masterplan



SANFOIN

NEW WARREN FARM

SANDLEFORD PARK WEST



Figure 1.3: The Application Site

CONCEPT MASTERPLAN

The Illustrative Revised Masterplan is reproduced on page 9. It shows how development on this site could be accommodated and suggests an approach that could be taken to the design and layout of the buildings, streets and open spaces. The key design features of the original proposal have been maintained, ensuring that the development relates in a positive way to its surroundings. The key revisions to the masterplan strategy are summarised as follows:

RESIDENTIAL DEVELOPMENT

- As previously, residential densities decrease east to west, Sanfoin being the area of lowest density; and
- Taller buildings are provided along the Main Access Road (MAR) with the lowest density housing on Sanfoin, adjoining Garden Close Lane properties.

ELDERLY RESIDENTIAL DEVELOPMENT

- This land use has been relocated to the south of the tree line running E-W across the Eastern Fields.

EDUCATION:

- The revised scheme now includes a 1.4ha 1FE Primary School relocated to southern end of the Eastern Fields. Future potential to expand to 2FE is on land immediately south of the Sandleford Park allocation.
- Land is reserved for potential adult 4G pitch at the northern end of SPW site, adjacent to Park House School (PHS), to provide flexibility for Park House School expansion in relation to the current Sandleford Park combined proposals.

ACCESS & MOVEMENT

- The revised masterplan provides a simplified road alignment from Warren Rd, with the road aligned N-S arriving at a junction to the north of New Warren Farmhouse;
- As well as continuing to connect east to Monks Lane via the Sandleford Park (Ref: 18/00764_OUTMAJ) site the alignment of the Main Access Route (MAR) has been adjusted to also run along the east side of Brick Kiln Copse; and
- 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.

DRAINAGE

- This DAS addendum is accompanied by a detailed study of Brick Kiln Copse which assesses the environmental constraints present (topography, ecology, trees, water course). It sets out design principles for the provision of a SuDs scheme within Brick Kiln Copse which retains and creates habitat, enhances biodiversity, retains important trees, includes future woodland management, delivers access for recreational use and pedestrian routes, and provides added educational benefits.

CONCEPT MASTERPLAN

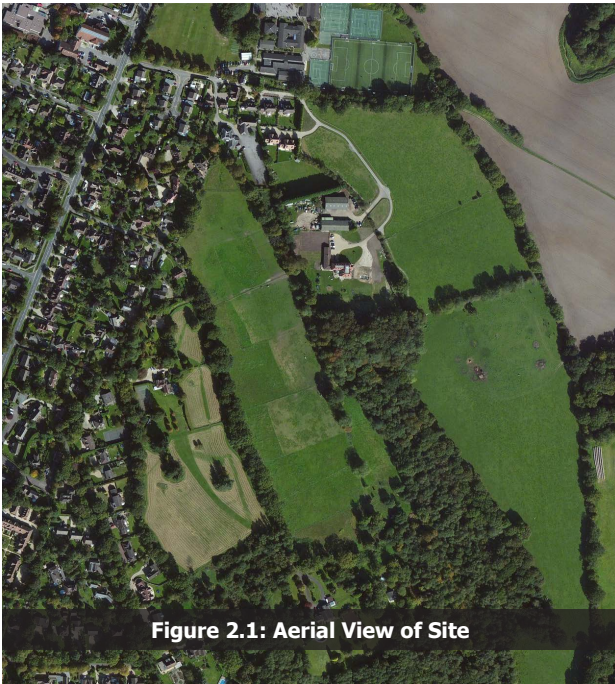


Figure 2.1: Aerial View of Site

In addition to the above revisions the masterplan retains the following design features from the previous proposal:



A strong green infrastructure strategy focussed upon Brick Kiln Copse which creates east-west and north-south green links through the site;



Emergency, pedestrian and cycle access from Kendrick Road;



Pedestrian and cycle links from Garden Close Lane across Sandelford Park West to connect to the wider Sandelford Park allocation;



Retention of New Warren Farmhouse as a key focal point of the development;



Provision of a new play area (LEAP) proposed to the north of Brick Kiln Copse; and



Provision of a specialist play facility to be operated by the charitable organisation Swings & Smiles, adjacent to New Warren Farmhouse.

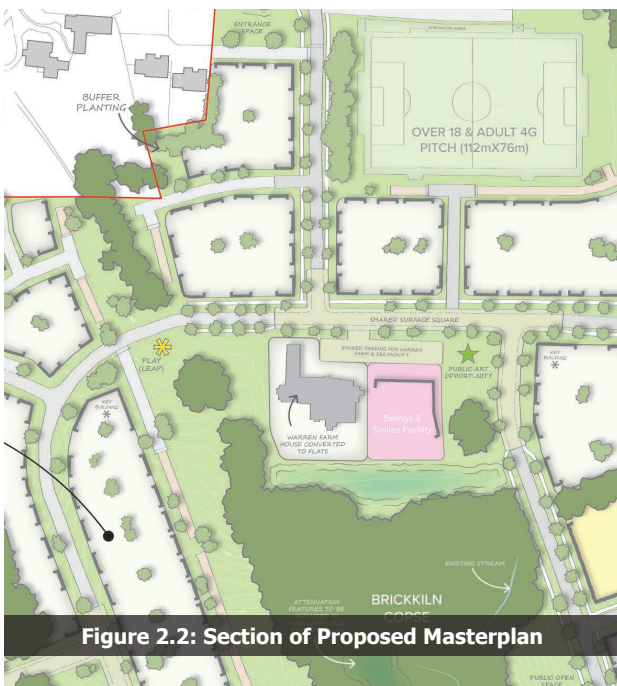


Figure 2.2: Section of Proposed Masterplan

CONCEPT MASTERPLAN

The Revised Masterplan, although only illustrative, pulls together all the above revisions into one plan and illustrates what a scheme for up to 500 new homes could look like on site. It provides an illustrative development framework which would be appropriate and in accordance with the revised Parameters Plans (set out on the following pages) and all post application discussions with West Berkshire Council officers to date.



















KEY			
	Site Boundary		Opportunity to Provide Public Art
	Vehicular Access		Over 18 & Adult 4g Pitch (112mx76m)
	Pedestrian Access		Existing Buildings Retained & Converted
	Pedestrian and Emergency Access		Indicative Location of 1FE Primary School
	Indicative Location of Play Area (LEAP)		Vehicular Access to Phase 1 Via Warren Road
			Indicative Location of Extra Care Facility
			Residential Development Blocks
			Indicative Location of Swings & Smiles Facility
			Indicative Building Frontages
			Existing Trees
			Proposed Trees
			Proposed SUDs
			Existing Watercourse



Figure 2.3: Concept Masterplan

PARAMETER PLANS

LAND USE

The Land Use Parameter Plan has been formulated according to the following key factors:




- Responding to local landscape character and topography;
- Integration with the adjacent residential areas of Wash Common and the balance of Sandleford Park;
- In responding to the constraints of the site, such as protecting and enhancing existing landscape features, and the sensitive interfaces to the surrounding countryside, the scheme has been designed in such a way to be able to turn these constraints into opportunities to generate real place-making value;
- Help to create a true sense of place for the scheme and the wider area through the formulation of specific residential character areas;
- Creation of a strong green infrastructure/open space strategy;
- Provision of new areas of open space providing positive outlooks for residents;
- Provision of an efficient movement framework; and
- Provision of a range of dwelling types in response to local need and demand.

The adjacent plan breaks the site down into clear land use zones highlighting the distribution of open space and residential development areas. The table below illustrates the land use budget.

Land Use Breakdown	Ha.
Residential Development	12.43
Swings & Smiles - Specialist Play Facility	0.24
Elderly Residential Development	1.00
Public Open Space & Green Infrastructure (Including the Brick Kiln Copse, Hedgerow/Tree Belt Buffer Zones, Play Space & SuDs)	5.90
Primary School	1.40
Park House School Expansion Land for 4G Adult Pitch	1.09
4G Pitch Car Park & School Drop Off Area	0.11
Access Road & Highways Infrastructure (Warren Road & Andover Road)	0.39
Total	22.56

The proposals illustrate up to **500** new homes, including a proportion of affordable housing. A mix of dwelling types will be provided to respond to policy requirements and market demands.

KEY

-  Site Boundary
-  Residential Development
-  Public Open Space and Green Infrastructure
-  Primary School (Indicative Location)
-  Elderly Residential Development (Extra Care)
-  PHS Expansion Land for 4G Adult Pitch
-  4G Pitch Car Parking and School Drop Off Area
-  Existing Buildings for Conversion / Extension to Residential
-  Swings and Smiles - Specialist Care Facility (Indicative Location)
-  Indicative Location of LEAP
-  Construction Compound for Development of Sandleford Park West and Park House School Works
-  Indicative Main Access Road Alignment

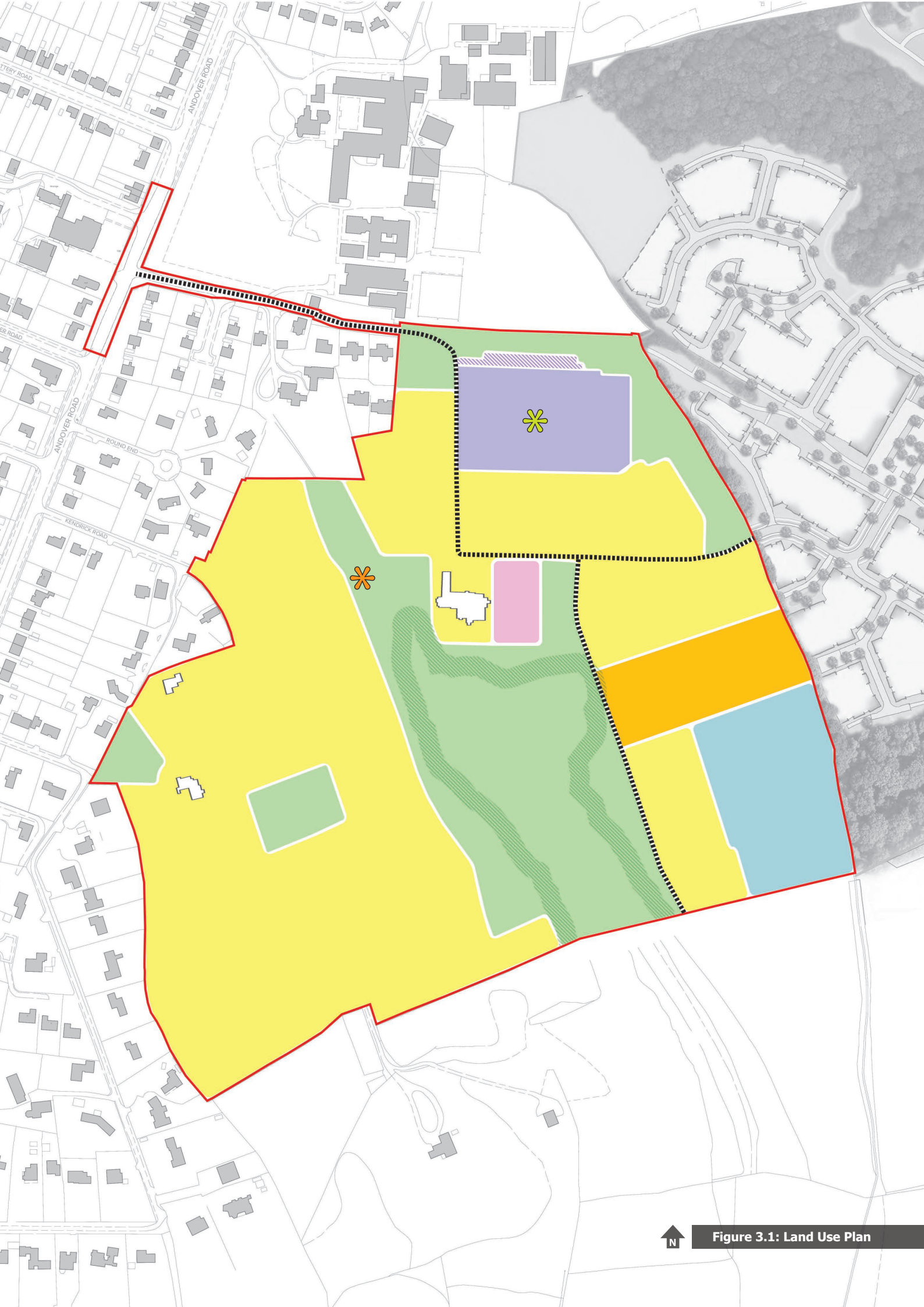


Figure 3.1: Land Use Plan

PARAMETER PLANS

ACCESS & MOVEMENT













The revised Access & Movement Parameter Plan aims to provide a development that is well connected, readily understood and easily navigated, promoting a layout which reduces dependence on the car, whilst enhancing the public transport, cycling and walking networks.

A key challenge for the movement strategy is the existing sloping topography of the site. Streets and development blocks have been aligned to follow the existing topography. In terms of built form and layout, it is proposed to provide a connected block pattern of streets and footpaths to encourage walking and cycling throughout the community.

Key changes to the Access and Movement Strategy and Parameter Plan can be summarised as follows:

- Provision of a simplified road alignment from Warren Rd, aligned N-S to north the of New Warren Farmhouse;
- As well as continuing to connect east to Monks Lane via the Sandelford Park (Ref: 18/00764_OUTMAJ) site the alignment of the Main Access Route (MAR) has been adjusted to also run along the east side of Brick Kiln Copse; and
- 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.

KEY

-  Site Boundary
-  Indicative Alignment of Main Access Road
-  Indicative Alignment of Internal Estate Roads
-  Retained Vehicular Access to Lynwood House and Ashton House
-  Existing Public Right of Way
-  Existing Access to Wildwoods
-  Pedestrian Access Point
-  Emergency & Pedestrian Access Point
-  Refer to Detailed Brick Kiln Copse Strategy Plan
-  4G Pitch Car Park & School Drop Off Area
-  Construction Compound for Development of Sandelford Park West and Park House School Works
-  Indicative Pedestrian & Cycle Routes

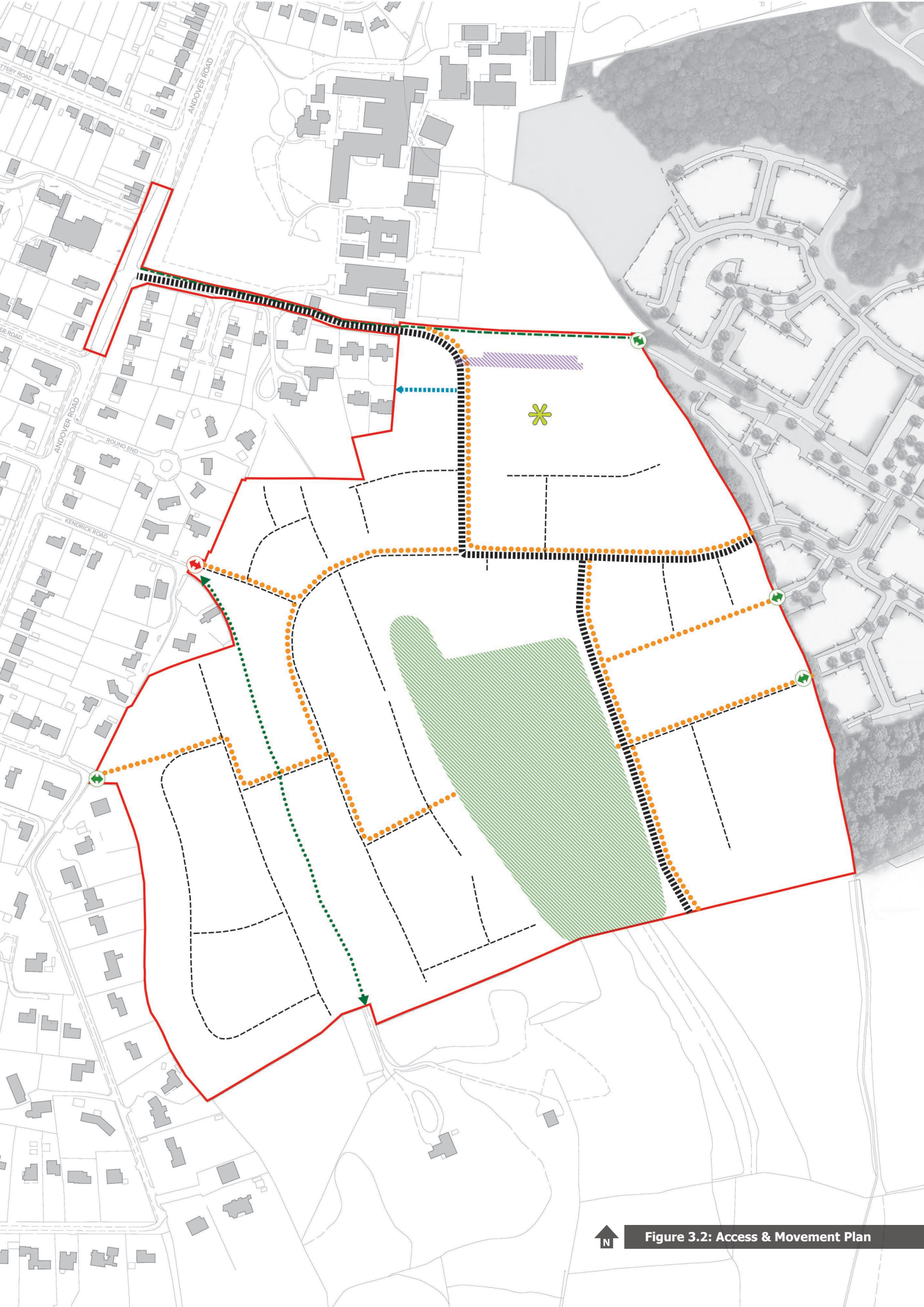


Figure 3.2: Access & Movement Plan







PARAMETER PLANS

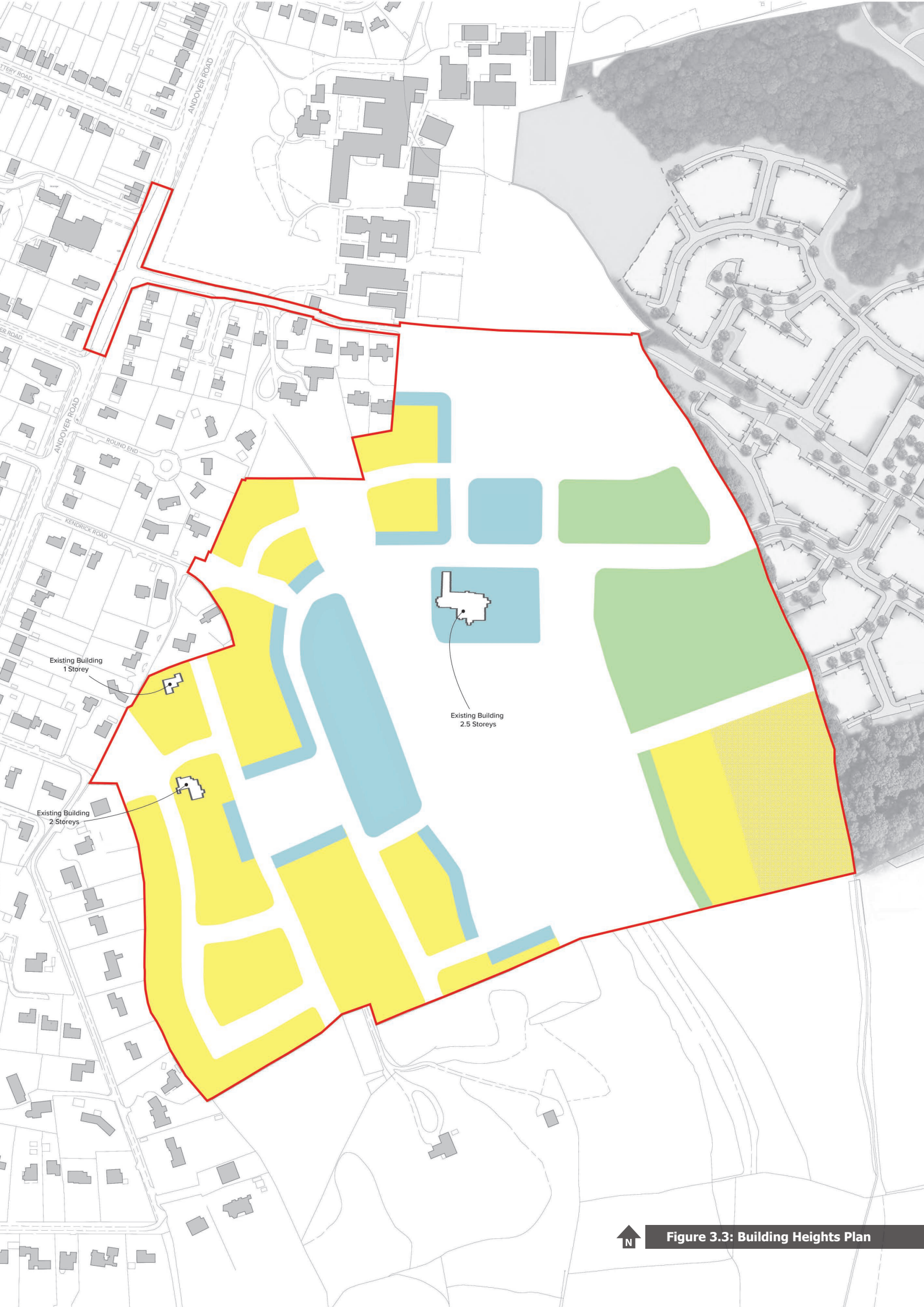
BUILDING HEIGHTS

The majority of the development will be up to **2** storeys high. The adjacent Building Heights Parameter Plan illustrates the opportunity for up to **2½** and **3** storey buildings fronting open space, fronting the MAR and key access road, and at gateway locations. Opportunities for **2½** and **3** storey buildings at the eastern extent of the site allow an integration of character with the Sandelford Park Local Centre/Heart proposals (where revised parameters also allow for up to **2½** and **3** storey built form).

The use of **2½** and **3** storeys will generally be for apartment buildings and focal/landmark buildings at key junctions, corners and focal points on the major access roads or to resolve topographical issues through split level housing. This variety of scale is important to add variety in order to achieve a rich grain of urban and architectural design, reflecting the character of the local area.

KEY

-  Site Boundary
-  Up to 2 Storeys
-  Up to 2.5 Storeys
-  Up to 3 Storeys
-  Existing Buildings within the site
-  Proposed 1 Form Entry Primary School Building To Be A Maximum Height Of 2 Storeys And 11m To Ridge From Slab Level



Existing Building
1 Storey

Existing Building
2 Storeys

Existing Building
2.5 Storeys








Figure 3.3: Building Heights Plan

PARAMETER PLANS

DENSITY

Density will vary across the site and when combined with landscape and building form, this will assist in providing different areas of recognisable character. This variety of character will reinforce a sense of place and provide legibility to the scheme.

The Density strategy follows the aspirations set out within the original application pack with the lowest density areas located adjacent to the adjoining Garden Close Lane properties and the highest on the eastern boundary abutting the boundary with Sandleford Park (Bloor Homes). The change in density will be gradual and be designed as a natural loosening east to west. Density will vary according to the defined neighbourhood character areas and SPD aspirations.

KEY	
	Site Boundary
	Low Density - Up to 30dph
	Medium-Low Density - Up to 37dph
	Medium Density - Up to 40dph
	High Density - Up to 55dph

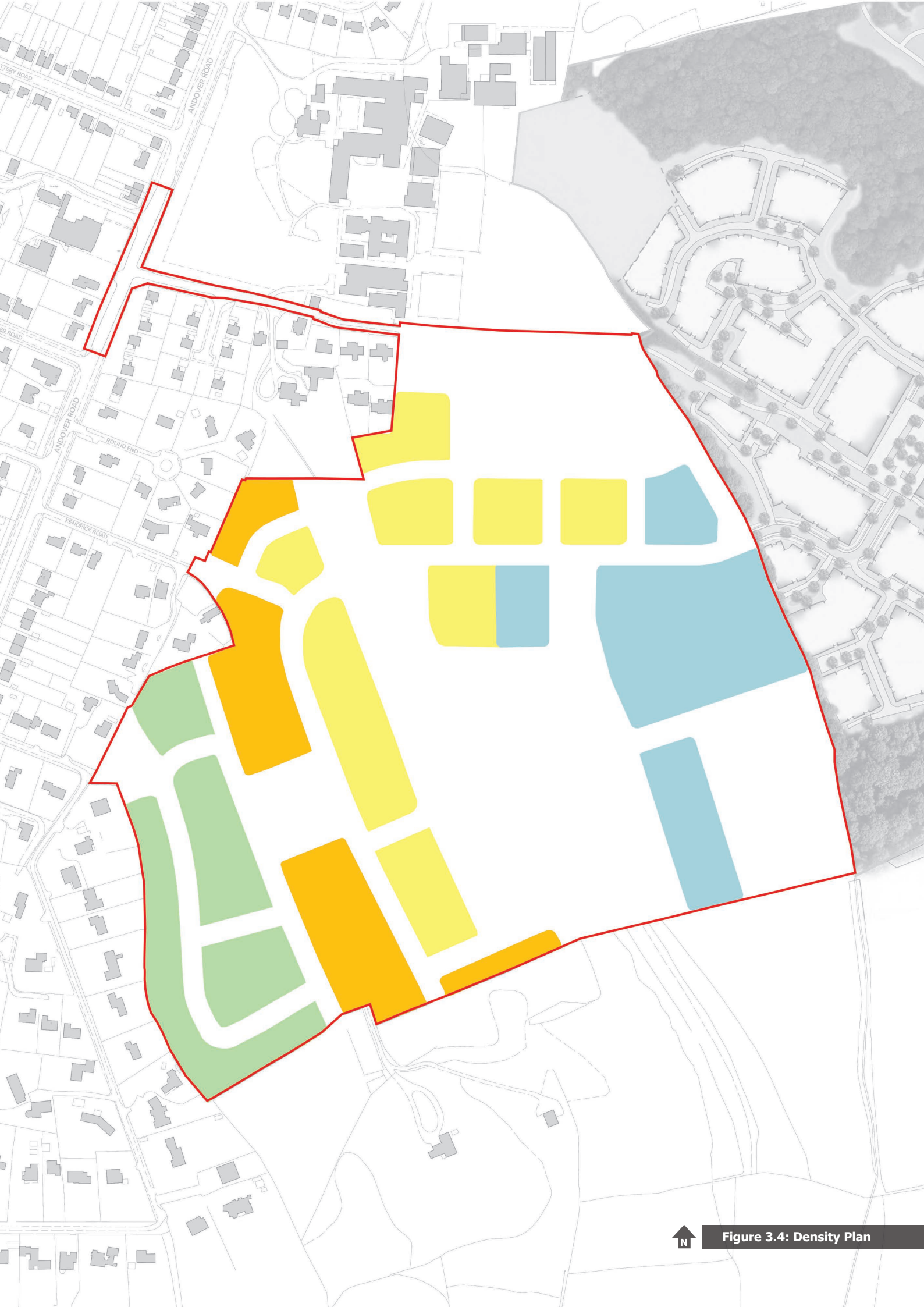


Figure 3.4: Density Plan

PARAMETER PLANS

GREEN INFRASTRUCTURE

An inherent feature of the overall approach for the illustrative concept masterplan is the creation of a linked network of green spaces. These spaces are based upon existing landscape and ecological features and new routes, which form integrated and connected corridors between the existing settlement and to the wider Sandlesford Park development to the east. The ecological appraisal, landscape appraisal and tree survey work have highlighted existing site features worthy of retention. Where possible, the design has sought to retain these features or provide alternative provision within the site area. The green infrastructure strategy aims to provide a linked network of green corridors based upon key landscape and ecological features. Protection and enhancement of existing features, in particular the existing tree line boundaries and woodland copse in and adjacent to the site, are key to forming an integrated landscape structure.

There are a large number of category A and B trees on the site. The proposed layout retains the majority of the high-quality trees on site, thereby preserving the established landscape context for the development. This will also maintain habitat connectivity around and within the site via the network of retained treelines and woodland. Brick Kiln Copse is a ecological asset of local importance. The woodland will be protected and managed with trees on the boundary of Brick Kiln Copse retained and a 15m buffer zone provided between the trunks and any adjacent residential development to the majority of the woodland. The copse will incorporate a raised boardwalk path route that connects with green links through the development. The SuDS strategy will be integrated with the watercourse through Brick Kiln Copse within its core, creating opportunities for supporting the existing ecology and increasing biodiversity. The combined approach to drainage, preservation of ecology, trees and landscape provides a unique opportunity for the site to deliver high quality recreation space combined with new habitat and education opportunities.

These existing vegetated boundaries and Brick Kiln Copse running through the heart of the development form the main structure of the green space network. In this way, a rich landscape setting has evolved by responding to the unique qualities of the site. Through the retention of the woodland and existing vegetation, the character of the landscape is conserved and helps to soften the impact of the proposed development. The preservation of existing landscape features and a strong landscape structure creates a sense of place and preserves the visual and perceptual connection integrating the development into the surrounding landscape pattern.

The green network also provides space for pedestrian links through the development, along these key routes. The series of open spaces, woodland walk and accessible street network supports an attractive and permeable environment.

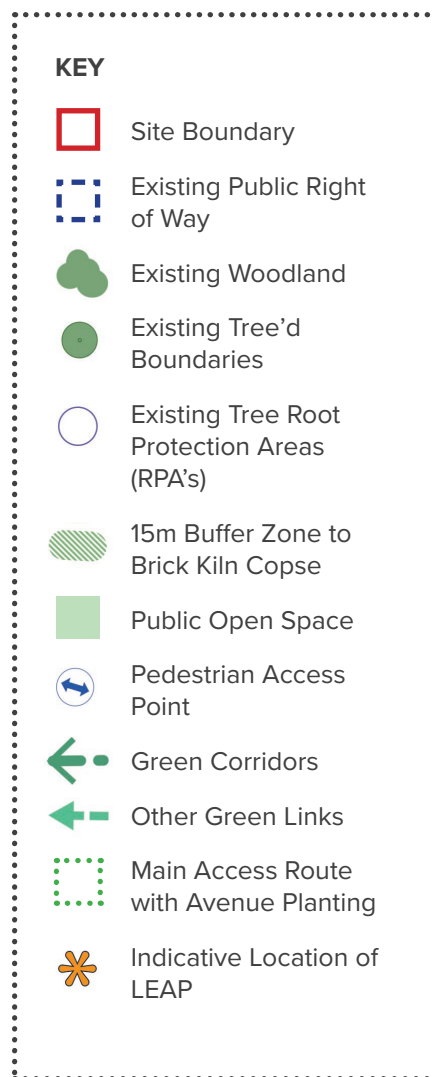









Figure 3.5: Green Infrastructure Plan

PARAMETER PLANS

INDICATIVE PHASING

The adjacent plan shows the revised phasing strategy for Sandleford Park West. The delivery of the masterplan is intentionally not split or phased beyond Phase 1. Further detail regarding the delivery and access strategies are provided within the Revised Planning Statement submitted alongside this DAS Addendum.

KEY

-  Site Boundary
-  Phase 1
-  Subsequent Phases of Development
-  Construction Compound for PHS and SPW, then PHS Expansion Land for 4G Adult Pitch
-  Primary School

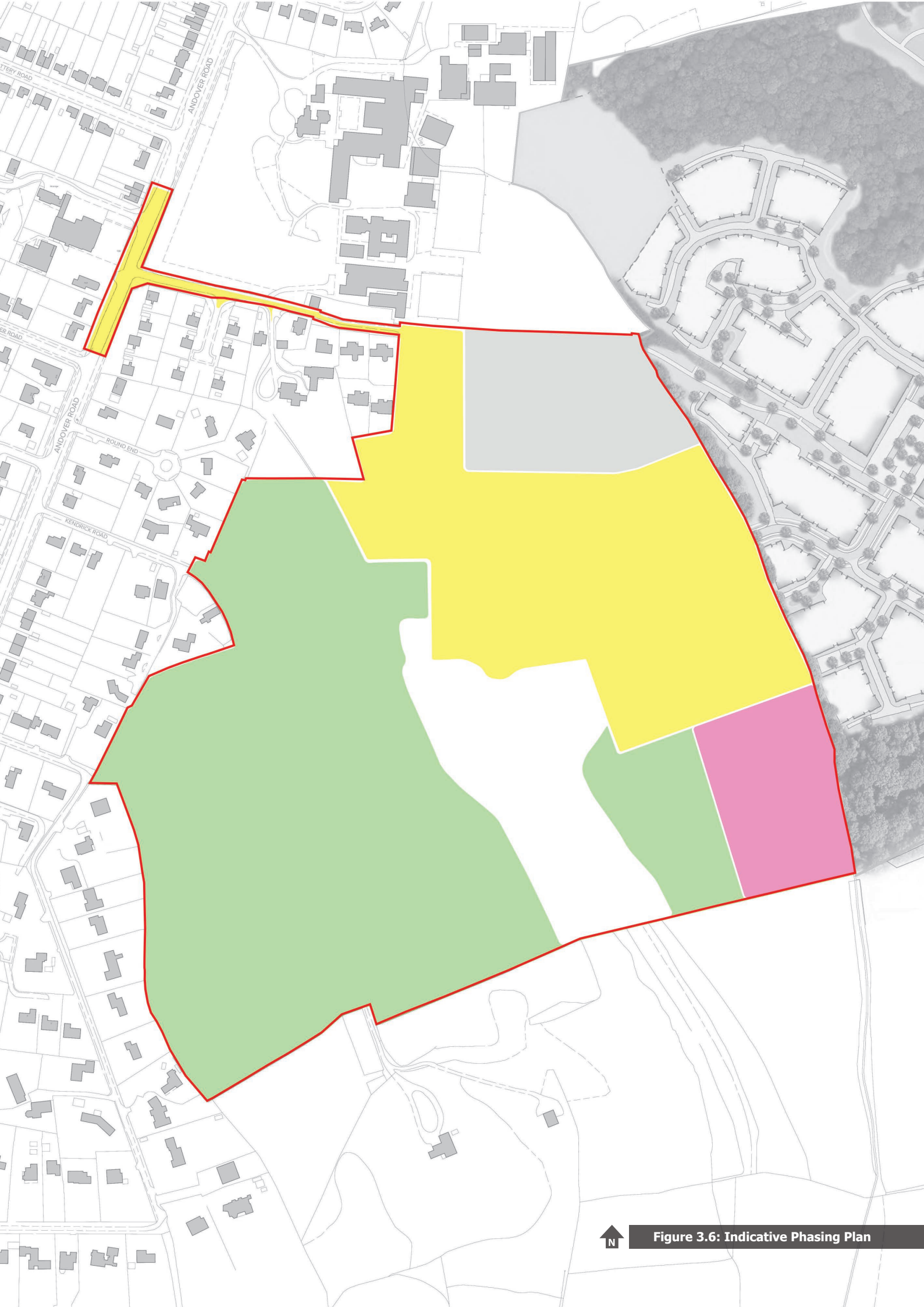


Figure 3.6: Indicative Phasing Plan

UPDATED DESIGN POLICY

Response to the National Design Guide

The updated development proposals set out on the following pages reflect current guidance on creating high quality development and improving the design quality of the urban environment. They draw upon a variety of design guidance, not least the recently published 'National Design Guide'. The National Design Guide sets out ten characteristics of sustainable and well-designed efficient developments, planned to respond positively to local context and promote environmentally friendly activity patterns.

The ten characteristics are intended to be used to create physical character, sustain a sense of community and work to address climate change. Ultimately the National Design Guide provides some more substance to the definition of 'good design' for use by Local Planning Authorities (LPAs) and developers.

The updated scheme aims to respect its setting and strive for quality in design of the built environment and landscape. Design of the public realm is paramount; creating a sense of place that reinforces civic pride and promotes a community spirit.

These ten characteristics and definitions of 'good design' have influenced the way in which the proposals have evolved and are summarised below alongside a response which links the definitions to the revised masterplan proposals.

Characteristics & Definitions	Revised Masterplan Response
<p>1. Context</p> <p>Context is the location of the development and the attributes of its immediate, local and regional surroundings. An understanding of the context, history and the cultural characteristics of a site, neighbourhood and locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. Well-designed places are:</p> <ul style="list-style-type: none"> • Based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design; • Integrated into their surroundings so they relate well to them; • Influenced by and influence their context positively; and • Responsive to local history, culture and heritage 	<p>1. Context</p> <p>The surrounding context has directly influenced the proposals. The character of Wash Common has been a key influencer throughout the evolution of the masterplan.</p> <p>The Sandleford Park Development Brief and original DAS demonstrated this narrative with various references to appropriate character areas.</p> <p>The proposed Density and Building Heights Parameters encourage a development that is grounded in its locality.</p> <p>The proposals have also been considered and designed in the context of the proposals across the wider Sandleford Park allocation to ensure a cohesive design across the site.</p>

UPDATED DESIGN POLICY

Characteristics & Definitions	Masterplan Response
<p>2. Identity</p> <p>The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods. Well-designed places, buildings and spaces:</p> <ul style="list-style-type: none"> • Have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion; • Have a character that suits the context, its history, how we live today and how we are likely to live in the future; and • Are visually attractive, to delight their occupants and other users. 	<p>2. Identity</p> <p>The revised masterplan and parameter plans provide a framework for the development of an attractive new community including new education and community-use facilities which will encourage social interaction.</p> <p>Development blocks and buildings are used to frame spaces and provide gateways and nodes within the scheme. Brick Kiln Copse is both geographically and conceptually the heart of the scheme and offers a fantastic opportunity to provide a multifunctional space that will help underpin the identity of the new community.</p>
<p>3. Built Form</p> <p>Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place. It is relevant to city and town centres, suburbs, villages and rural settlements. It creates a coherent framework that forms a basis for the design of individual developments within a place. Well-designed places have:</p> <ul style="list-style-type: none"> • Compact forms of development that are walkable, contributing positively to well-being and placemaking; • Accessible local public transport, services and facilities, to ensure sustainable development; • Recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and • Memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion. 	<p>3. Built Form</p> <p>Built form has been used to shape spaces and streets throughout the masterplan. Different typologies will provide recognisable streets and edges and demonstrate a sense of place.</p> <p>As this is an Outline Application the details of house types, materials and detailing are not specified and thus will be presented and justified through the Reserved Matters process, however the parameter plans show how variety in building height and density will be accommodated across the site to provide the framework for the detailed proposals.</p>

UPDATED DESIGN POLICY

Characteristics & Definitions	Masterplan Response
<p>4. Movement</p> <p>Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function. Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. A well-designed movement network defines a clear pattern of streets that:</p> <ul style="list-style-type: none"> • Is safe and accessible for all; • Functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes; • Limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality; • Promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and • Incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity. 	<p>4. Movement</p> <p>The masterplan and movement parameters provide a framework for the delivery of a permeable and legible community. Pedestrian and cycle access points are provided to the west towards Wash Common as well as to the east into the balance of the allocation and community facilities and services in the local centre and to the country park beyond. The routes provided are safe and accessible to all taking account of the diverse needs of all potential users.</p>

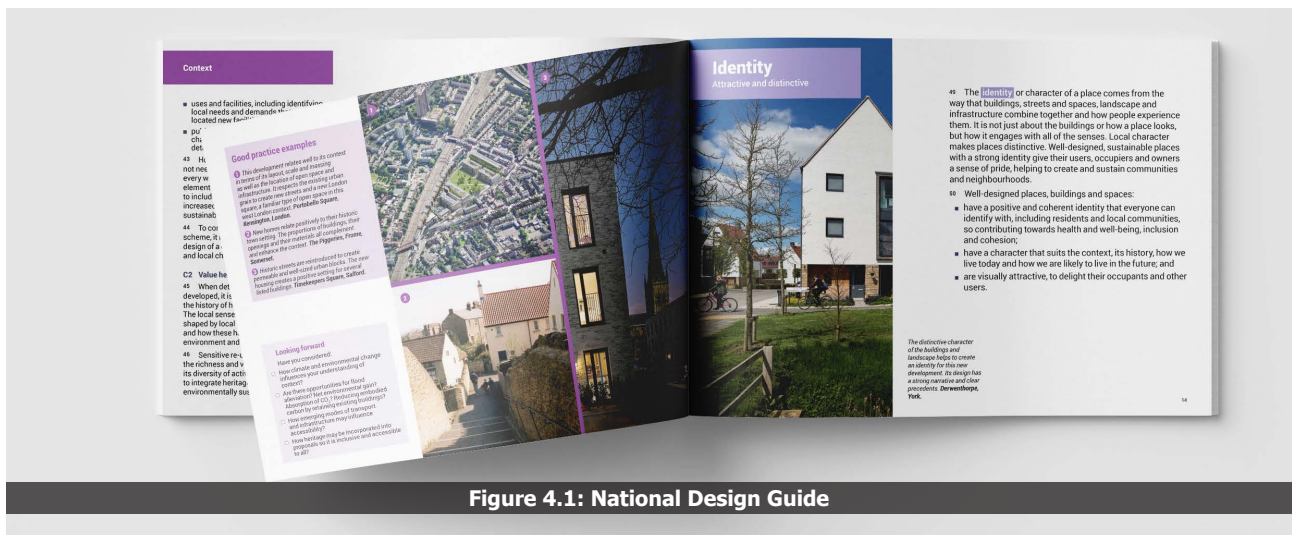


Figure 4.1: National Design Guide

UPDATED DESIGN POLICY

Characteristics & Definitions	Masterplan Response
<p>5. Nature</p> <p>Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water. Well-designed places:</p> <ul style="list-style-type: none"> • Integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience; • Prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity; and • Provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion. 	<p>5. Nature</p> <p>As previously mentioned, Brick Kiln Copse provides a multifunctional green space at the heart of the masterplan and will be managed to provide a combined amenity space, water management and ecologically rich environment. The majority of trees both within Brick Kiln Copse and across the site will be retained and brought under a regime of management to enhance their health over the longer term. Swales and other landscape features will be introduced as part of the drainage strategy for the wider site which have the added benefit of providing landscape and recreational features along with enhancing biodiversity on the site. This comprehensive network of open spaces, retained landscape features and smaller amenity space provides a healthy natural environment that supports and enhances biodiversity.</p>
<p>6. Public Spaces</p> <p>The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art. Well-designed places:</p> <ul style="list-style-type: none"> • Include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion; • Have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks; • Have public spaces that feel safe, secure and attractive for all to use; and • Have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation. 	<p>6. Public Spaces</p> <p>An inherent feature of the overall approach to the masterplan and parameter plans is the creation of a linked network of green spaces, based upon existing landscape and ecological features and new routes, which form integrated and connected corridors between the existing settlement and to Sandleford Park.</p> <p>A robust green infrastructure strategy provides a linked network of green corridors based upon key landscape and ecological features. Protection and enhancement of existing features in are key to forming an integrated landscape structure. The integration of new education and community space and facilities has been at the heart of the design process to ensure these key public spaces maximise opportunity for social interaction.</p>

UPDATED DESIGN POLICY

Characteristics & Definitions	Masterplan Response
<p>7. Uses</p> <p>Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use. Where there is rapid social and economic change, such as sustainable growth or diversification in rural communities or town centres, well-designed buildings and places are able to accommodate a variety of uses over time. Well-designed places have:</p> <ul style="list-style-type: none"> • A mix of uses including local services and facilities to support daily life; • An integrated mix of housing tenures and types to suit people at all stages of life; and • Well-integrated housing and other facilities that are designed to be tenure neutral and socially inclusive. 	<p>7. Uses</p> <p>The revised masterplan includes a variety of uses and different types of residential development. These include both affordable and market housing alongside elderly care residential development. In addition, the masterplan includes a specialist recreational facility, primary school, playing pitches and significant network of open space, woodland and green infrastructure.</p>
<p>8. Homes & Buildings</p> <p>Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time. Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat, or simply passing by. Well-designed homes and buildings:</p> <ul style="list-style-type: none"> • Provide good quality internal and external environments for their users, promoting health and well-being; • Relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and • Resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods. 	<p>8. Homes & Buildings</p> <p>The masterplan will present a variety of different characters but ultimately seek to integrate positively and architecturally with both Wash Common and the balance of Sandleford Park. The detailed proposals will allow for good quality internal and external environments for residents, promoting health and well-being.</p>

UPDATED DESIGN POLICY

Characteristics & Definitions	Masterplan Response
<p>9. Resources</p> <p>Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change. It identifies measures to achieve:</p> <ul style="list-style-type: none"> • Mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and • Adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding. <p>A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO2 absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution. Well-designed places:</p> <ul style="list-style-type: none"> • Have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water; • Are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and • Use materials and adopt technologies to minimise their environmental impact. 	<p>9. Resources</p> <p>The revised masterplan and parameter plans provide a flexible framework for the delivery of a sustainable community underpinned by placemaking principles and a mix of uses. This on-site land use mix provides a compact and walkable neighbourhood which reduces demand for energy and supports health and well-being.</p>
<p>10. Lifespan</p> <p>Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan. They have an emphasis on quality and simplicity. Well-designed places, buildings and spaces are:</p> <ul style="list-style-type: none"> • Designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; • Robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully; • Adaptable to their users' changing needs and evolving technologies; and • Well-managed and maintained by their users, owners, landlords and public agencies. 	<p>10. Lifespan</p> <p>The revised proposals provide a well-designed place that will stand the test of time and evolve with the residents and community. The Sandleford Park West concept puts public space at its heart and in turn promotes community spirit and social interaction.</p>

