

# 1.0 Introduction

## 1.1 The Planning Application

This Environmental Statement (ES) accompanies an outline planning application submitted by Bloor Homes and the Sandleford Farm Partnership (“the applicants”) to West Berkshire Council (WBC) for a new residential-led mixed-use development at Sandleford Park, Newbury.

The application site forms the majority of the Sandleford Park Strategic Site Allocation defined by Policy CS3 of the West Berkshire Core Strategy (2006-2026), this is discussed further in *Section 1.3*.

The planning application seeks outline permission, with access unreserved, for the following development:

*‘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 2,150sq m, B1a up to 200sq 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.’*

The site location is shown in *Figure 1.1*, the application boundary is shown in *Figure 1.2*, an overview of the site and its surroundings is included in *Chapter 3 ES* and details of the proposed development are included in *Chapter 4*.

## 1.2 Purpose of this Document

This document is an Environmental Statement (ES). It reports the findings of the Environmental Impact Assessment (EIA) process that has been undertaken to inform the determination of the planning application. The ES identifies and evaluates the potentially significant environmental impacts (whether beneficial or adverse) that may occur as a result of proposed development. Where appropriate, it identifies measures to avoid, reduce and compensate for predicted significant adverse effects on the environment and maximise the potential beneficial effects. These measures are hereafter referred to as ‘mitigation measures’.

The following ES Chapters are included in this document:

- Chapter 1 – Introduction;
- Chapter 2 – EIA Approach and Methodology;
- Chapter 3 – Site and Surroundings;
- Chapter 4 – Proposed Development;
- Chapter 5 - Socio-economics;
- Chapter 6 – Ecology;
- Chapter 7 - Landscape and Visual;

- Chapter 8 – Soils and Agriculture;
- Chapter 9 – Cultural Heritage
- Chapter 10 - Archaeology
- Chapter 11 - Water Resources;
- Chapter 13 – Transport and Accessibility;
- Chapter 14 – Noise and Vibration;
- Chapter 15 – Air Quality;
- Chapter 16 – Summary of Effects and Mitigation.

An ES Non-Technical Summary has also been prepared.

### 1.3 Sandleford Park Strategic Site Allocation

The application site forms the majority of the Sandleford Park Strategic Site Allocation defined by Policy CS3 of the West Berkshire Core Strategy (2006-2026). The allocation is identified for development of up to 2,000 dwellings with associated infrastructure, including education, community uses, public open space and new highways infrastructure.

The Sandleford Park allocation boundary is shown in *Figure 1.3* and includes both the application site and land at New Warren Farm to the west which is being brought forward through a separate planning application by Donnington New Homes (ref: 18/00828/OUTMAJ).

The Donnington New Homes application includes land at New Warren Farm and also Sanfoin, which is outside of the allocation boundary. The proposed development is known as 'Sandleford Park West' and includes up to 500 new residential dwellings.

An Illustrative Masterplan for the whole Sandleford Park allocation and Sanfoin has been jointly prepared with Donnington New Homes (see *Figure 4.7*). Further details of the Sandleford Park West scheme are included in *Chapter 4*.

### 1.4 Previous Planning Applications

The applicants have submitted four previous planning applications for residential led mixed-use development at Sandleford Park. The first three of these applications have been subsequently refused by WBC, with application 18/00764/OUTMAJ yet to be determined.

All of the previous applications included an ES and WBC did not request further environmental information to be submitted pursuant to Regulation 22 of the EIA Regulations.

Comments received by the EIA project team during the preparation of these ESs, as well as technical comments on the previous planning applications provided by WBC, have been used to inform the scope of the EIA for the above scheme.

Summaries of these applications are provided in the following sections:

#### 1.4.1 15/02300/OUTMAJ

This was a hybrid planning application for the entire allocation, comprising 136 hectares of land, submitted by Bloor Homes and the Sandleford Farm Partnership in September 2015. The Site Location Plan is included in *Appendix A1* and the description of development is as follows:

*'(1) outline proposal for up to 2,000 new homes (C3), 80 bed extra care housing (C2), a local centre to comprise flexible commercial floorspace (retail A1-A5 up to 2,150sq.m, business B1a up to 200sq.m) and community uses (D1), 2no 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 information - with access only to be considered at this stage; and (2) detailed proposal for 337 of those dwellings on a parcel of land immediately south of Monks Lane (Development Parcel North 1).'*

Part 2 of the application was amended in October 2016 to include 321 dwellings and was refused by WBC in November 2017.

#### 1.4.2 16/00106/OUTMAJ

A second hybrid planning application was submitted in December 2015 by Bloor Homes and the Sandleford Farm Partnership for:

*'(1) detailed proposal for 337 dwellings, associated means of access and green infrastructure; (2) outline proposal for a two form entry primary school on a parcel of land immediately south of Monks Lane (Development Parcel North 1) which forms part of Sandleford Park Strategic Site Allocation.'*

This application related to the first phase of development of application 15/02300/OUTMAJ and the Site Location Plan is shown in *Appendix A2*. The application was amended in October 2016 to include 321 dwellings and was refused by West Berkshire Council in November 2017.

#### 1.4.3 16/03309/OUTMAJ

Planning application 16/03309/OUTMAJ was submitted by Bloor Homes and the Sandleford Farm Partnership in December 2016 and is similar to the proposed development subject to this EIA, with the same application boundary. The description of development was for:

*'Outline planning permission for up to 1,000 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 2,150 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'.*

The application was refused in December 2017.

#### 1.4.4 18/00764/OUTMAJ

Planning application 18/00764/OUTMAJ was submitted by Bloor Homes and the Sandleford Farm Partnership in April 2018 and has the same application boundary. The description of development was for:

*'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 2,150sq m, B1a up to 200sq 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.'*

This application is yet to be determined.

### 1.5 Requirement for Environmental Impact Assessment (EIA)

#### 1.5.1 Legislation

Environmental Impact Assessment (EIA) is a procedure required under the terms of the European Union Directive 2011/92/EU (as amended by 2014/52/EU) on the assessment of the effects on certain public and private projects on the environment. Article 2 of the Directive requires that:

*'Member States shall adopt all measures necessary to ensure that, before development consent is given, projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects on the environment.'*

Article 8 then requires that:

*'The results of consultations and the information gathered pursuant to [the EIA procedure] shall be duly taken into account in the development consent procedure.'*

The EIA Directive is enacted into English legislation through The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, hereafter referred to as the EIA Regulations, which came into force on 16<sup>th</sup> May 2017. The previous EIA Regulations were The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

As the new EIA Regulations came into force on 16<sup>th</sup> May 2017, transitional measures set out in the EIA Directive apply to projects for which an Environmental Statement was submitted or where a Scoping Opinion has been sought before 16 May 2017. In such cases (which include this EIA), the provisions of the 2011 Directive will apply and therefore, as an EIA Scoping request was submitted prior to 16<sup>th</sup> May 2017, this EIA has been undertaken in accordance with the 2011 EIA Regulations.

The EIA Regulations include Schedule 1 developments for which an EIA is mandatory and Schedule 2 developments for which an EIA may be required depending upon criteria including nature and scale of potential environmental effects and the sensitivity of the receiving environment, as set out in Schedule 3 of the EIA Regulations.

## 1.6 EIA Screening

A formal EIA Screening Opinion has not been requested from WBC in this instance as an EIA is considered likely to be required.

## 1.7 Structure of the Environmental Statement

### 1.7.1 Format of the Environmental Statement

The ES comprises three volumes, together with a Non-Technical Summary (NTS), which provides a summary of the impact assessments.

- **Non-Technical Summary:** this is presented as a separate document.
- **Volume 1 – Environmental Statement – Main Report (this document):** provides the main text (including all the technical impact assessment chapters) and associated figures.
- **Volume 2 – A3 Figures:** contains the associated A3 figures to the Environmental Statement – Main Report (Volume 1).
- **Volume 3 – Appendices:** contains the appendices and supporting information to the Environmental Statement – Main Report (Volume 1).

All of the ES documents are available in hard copy and electronic (pdf) formats (refer to *Section 1.7*).

### 1.7.2 Environmental Statement Contents

This ES has been co-ordinated and produced by White Peak Planning together with an experienced team of technical specialists who have undertaken the impact assessments as set out in *Table 1.1*.

<b>Chapter and Number</b>	<b>Lead Author</b>	<b>Appendix</b>
Chapter 1 – Introduction	White Peak Planning	A
Chapter 2 – EIA Approach and Methodology	White Peak Planning	B
Chapter 3 – Site and Surroundings	White Peak Planning	C
Chapter 4 – Proposed Development	White Peak Planning	D
Chapter 5 – Socio-economics	LRM Planning	E
Chapter 6 – Ecology	WYG	F
Chapter 7 – Landscape and Visual	SLR	G
Chapter 8 – Soils and Agriculture	Reading Agricultural Consultants	H
Chapter 9 – Cultural Heritage	SLR	I
Chapter 10 – Archaeology	RPS	J
Chapter 11 – Water Resources	Brookbanks Consulting	K
Chapter 12 – Utilities	Brookbanks Consulting	L
Chapter 13 – Transport and Accessibility	Vectos	M
Chapter 14 – Noise and Vibration	WYG	N
Chapter 15 – Air Quality	WYG	O
Chapter 16 – Summary of Effects and Mitigation	White Peak Planning	-

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## 1.8 ES Availability

Copies of this ES (three volumes) together with all of the planning application documents will be made available at the following location:

West Berkshire Council  
Planning and Countryside  
Council Offices  
Market Street  
Newbury  
Berkshire  
RG14 5LD

Details of the application and electronic copies of the documents will also be made available on the WBC website <https://www.westberks.gov.uk>. Comments on the ES and the outline planning application can be submitted via the Council's website or at the above address.

## 1.9 Further Copies of the ES and NTS

Copies of the accompanying Non-Technical Summary (NTS) are available free of charge.

Hard copies of the full ES (three volumes) can be purchased for a cost of £250 and electronic versions on CD are £5. The ES Volume 1 (Main Text) can be purchased individually for £100.

For a copy of either the NTS or ES please contact White Peak Planning at:

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