



# APPENDICES A AND B

APPEAL ON BEHALF OF BLOOR HOMES AND SANDLEFORD FARM PARTNERSHIP

SANDLEFORD PARK, NEWBURY

URBAN DESIGN PROOF OF EVIDENCE APPENDICES

LPA REF: P0787/19/FU20/01238/OUTMAJ

PINS REF: APP/W0340/W/20/3265460

APPEAL TEAM REFERENCE APP/23

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MARCH 2021

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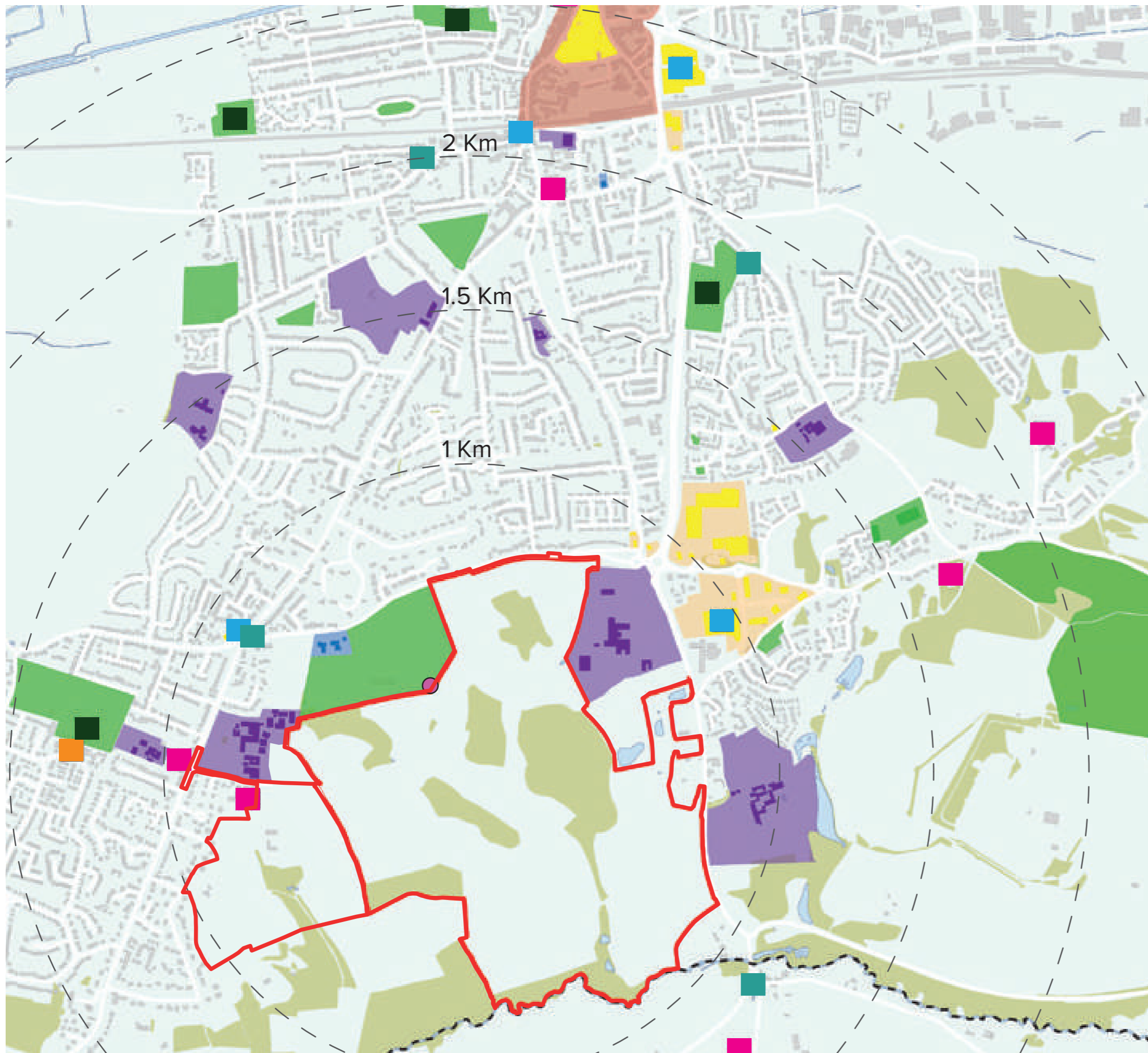
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# APPENDIX A

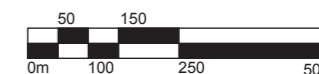
## SUPPORTING PLANS



**LEGEND**

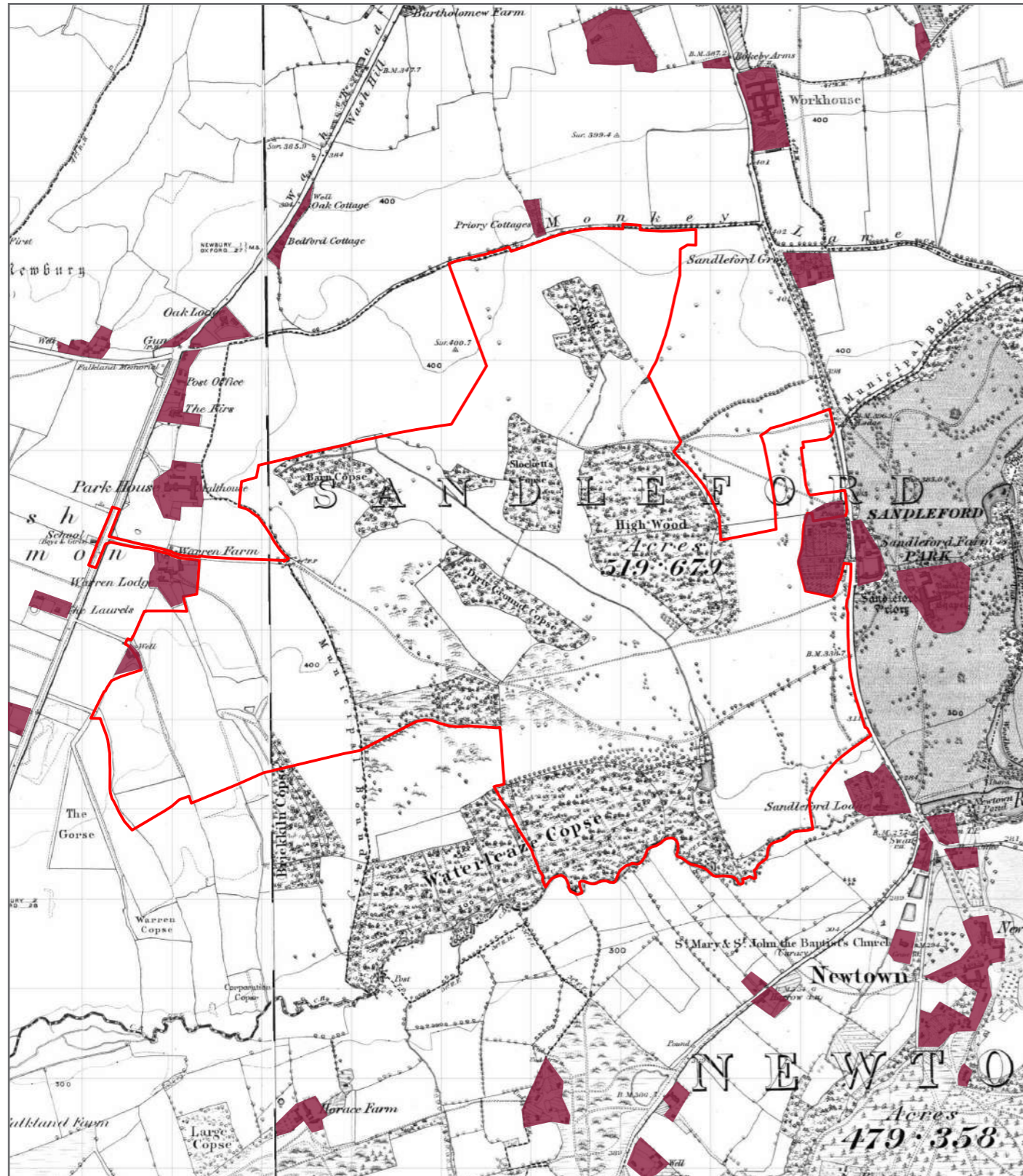
- Site Boundary
- County Boundary
- Town Centre with a range of facilities
- Industrial Sites
- Retail Park
- Recreational Uses
- Health Facilities
- Schools / Nursery
- Supermarket / Convenience Store
- Allotments
- Library
- Place of Worship
- Public House
- David Lloyd Sport Centre

SCALE 1:12,500

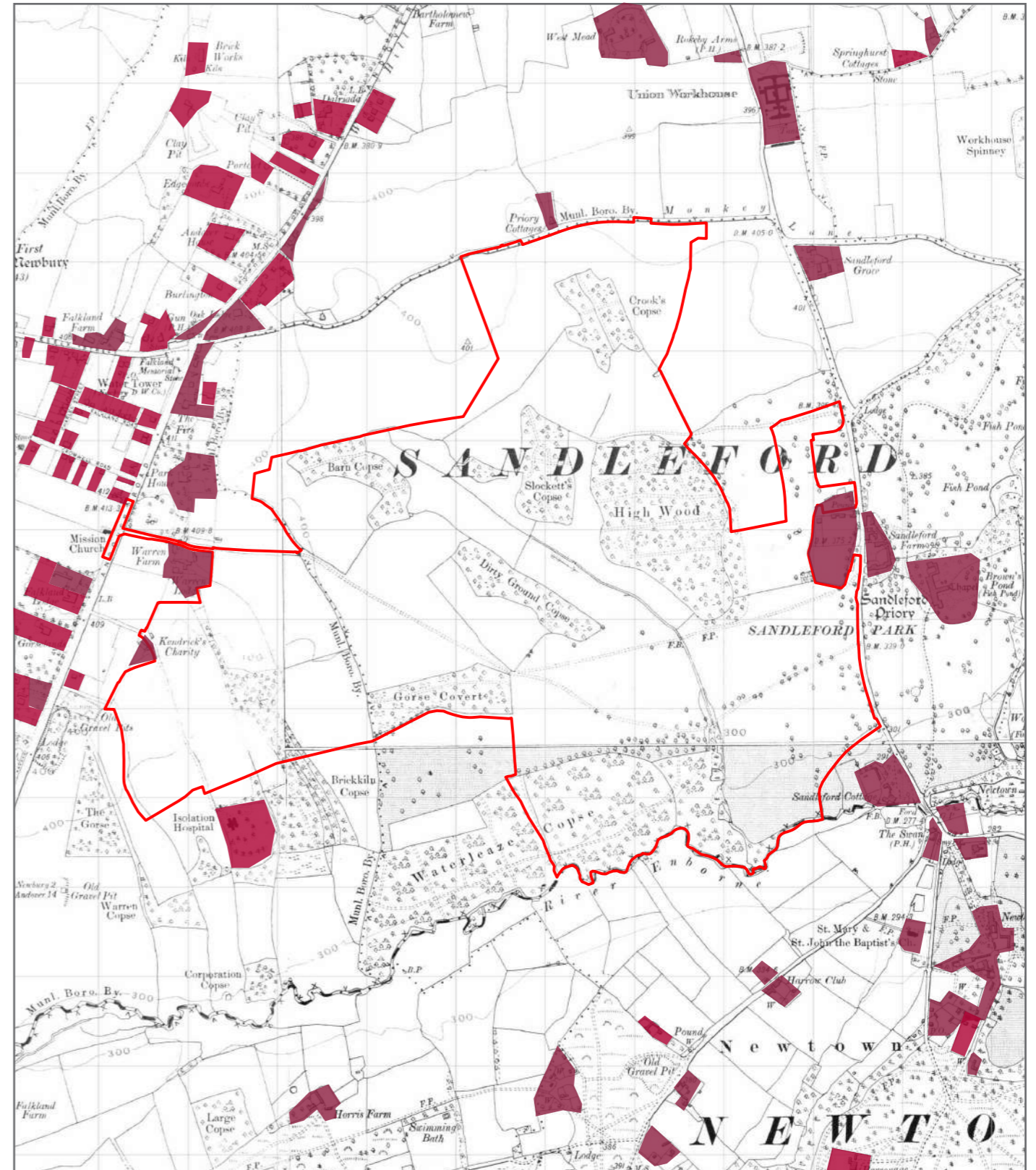


1 - Figure  
 Appeal Site Location, Context and Facilities - Title  
 1:2,000 @ A3 - Scale



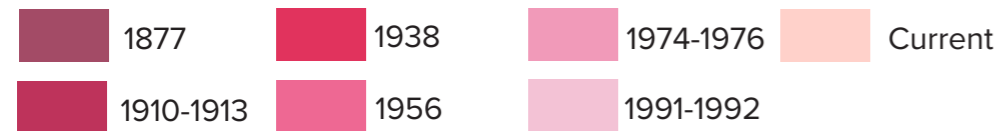


Historic Map / 1877

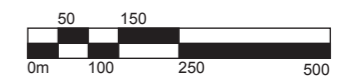


Historic Map / 1910-1913

Key - Date of Historic Maps

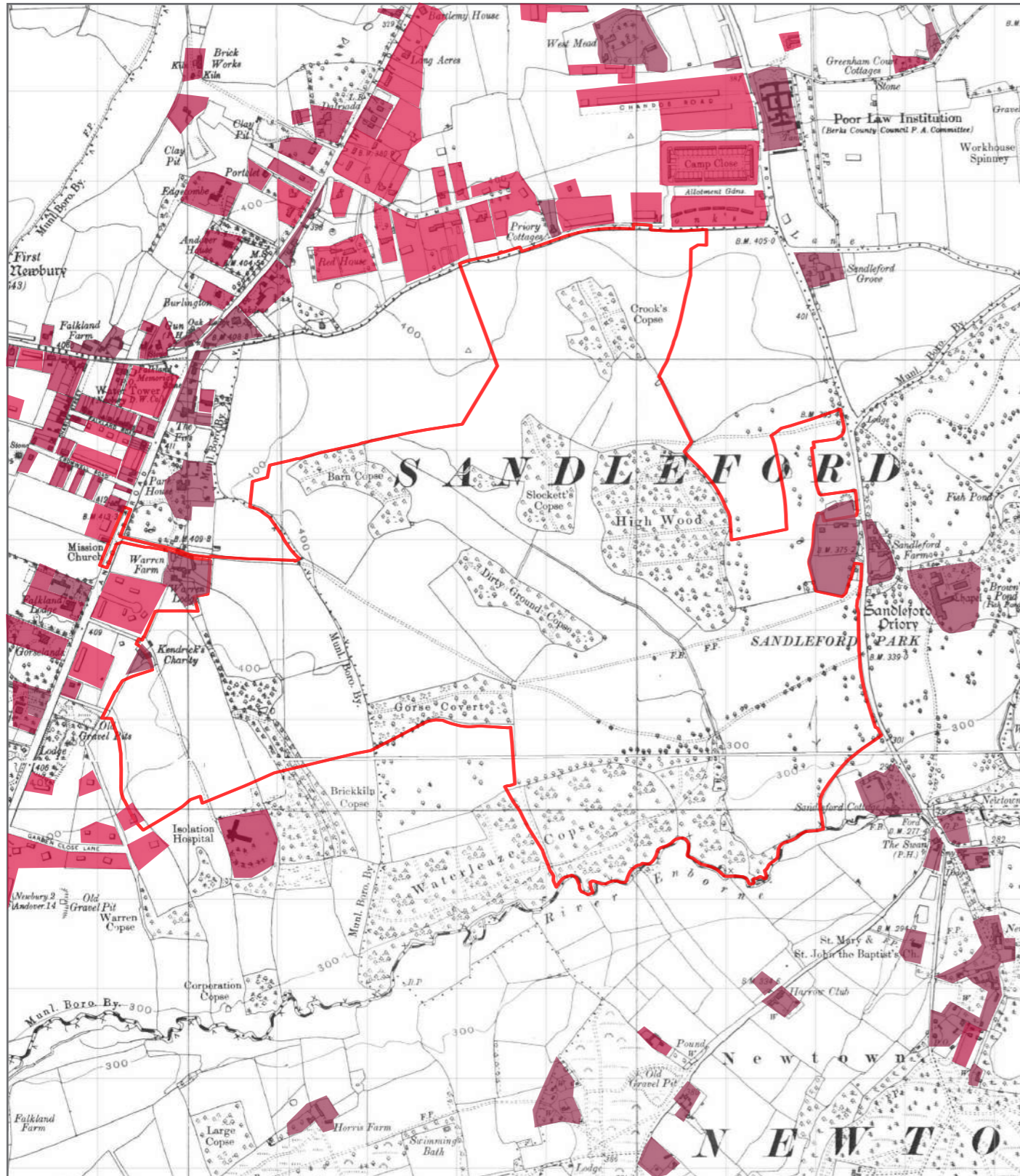


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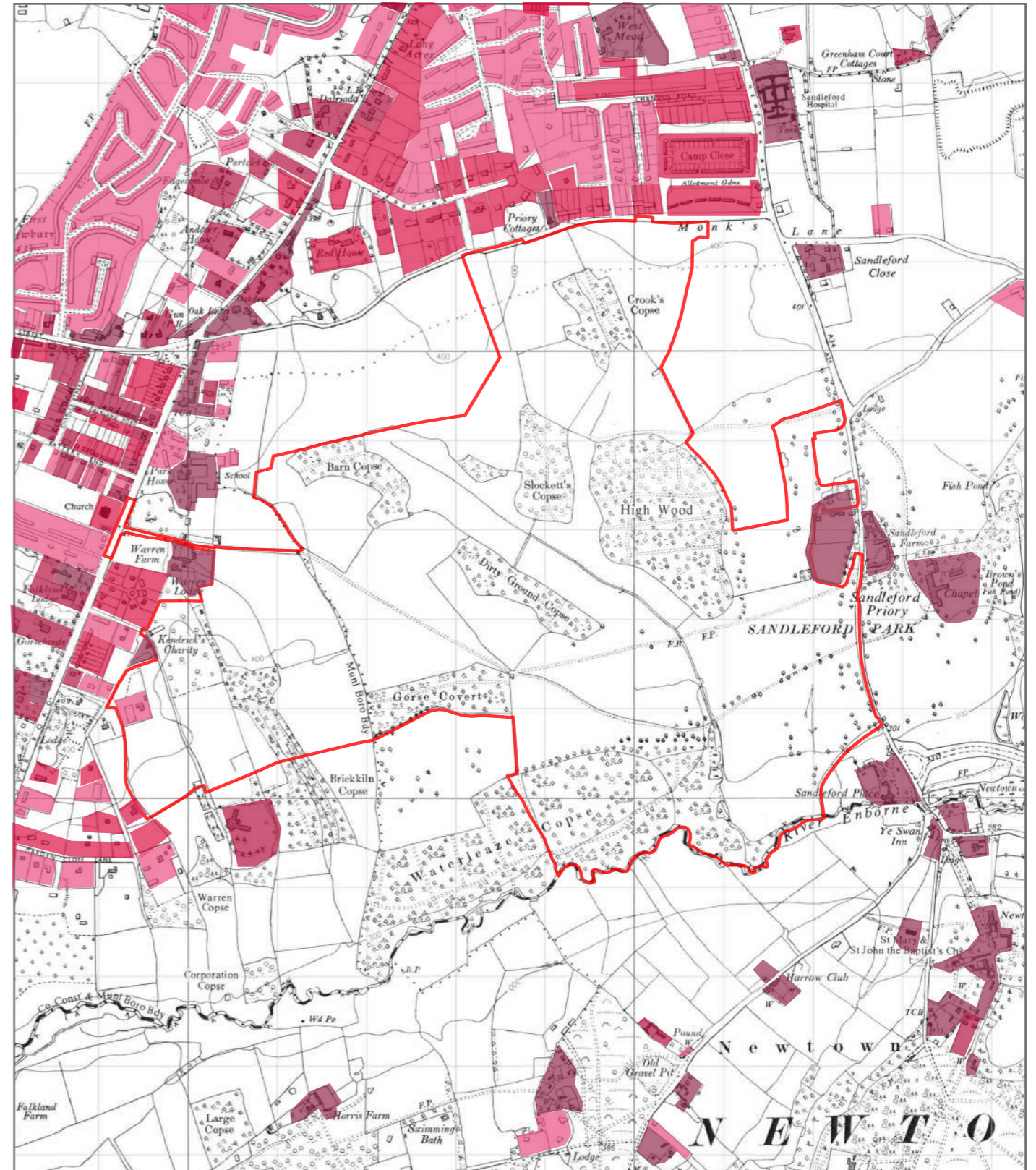


2A - Figure  
 Evolution of Context - Title  
 1:12,500 @ A3 - Scale





Historic Map / 1938

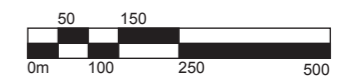


Historic Map / 1956

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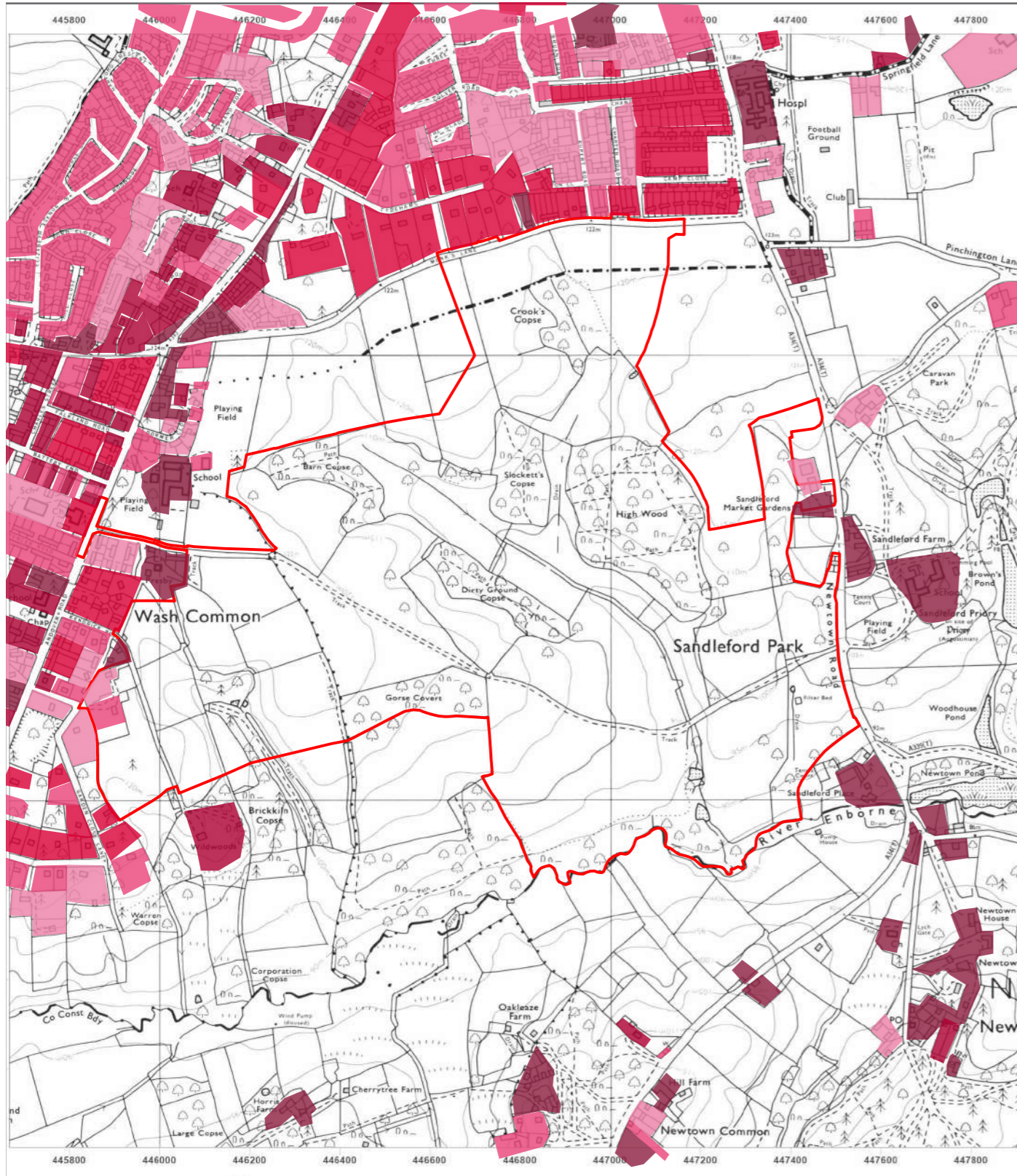


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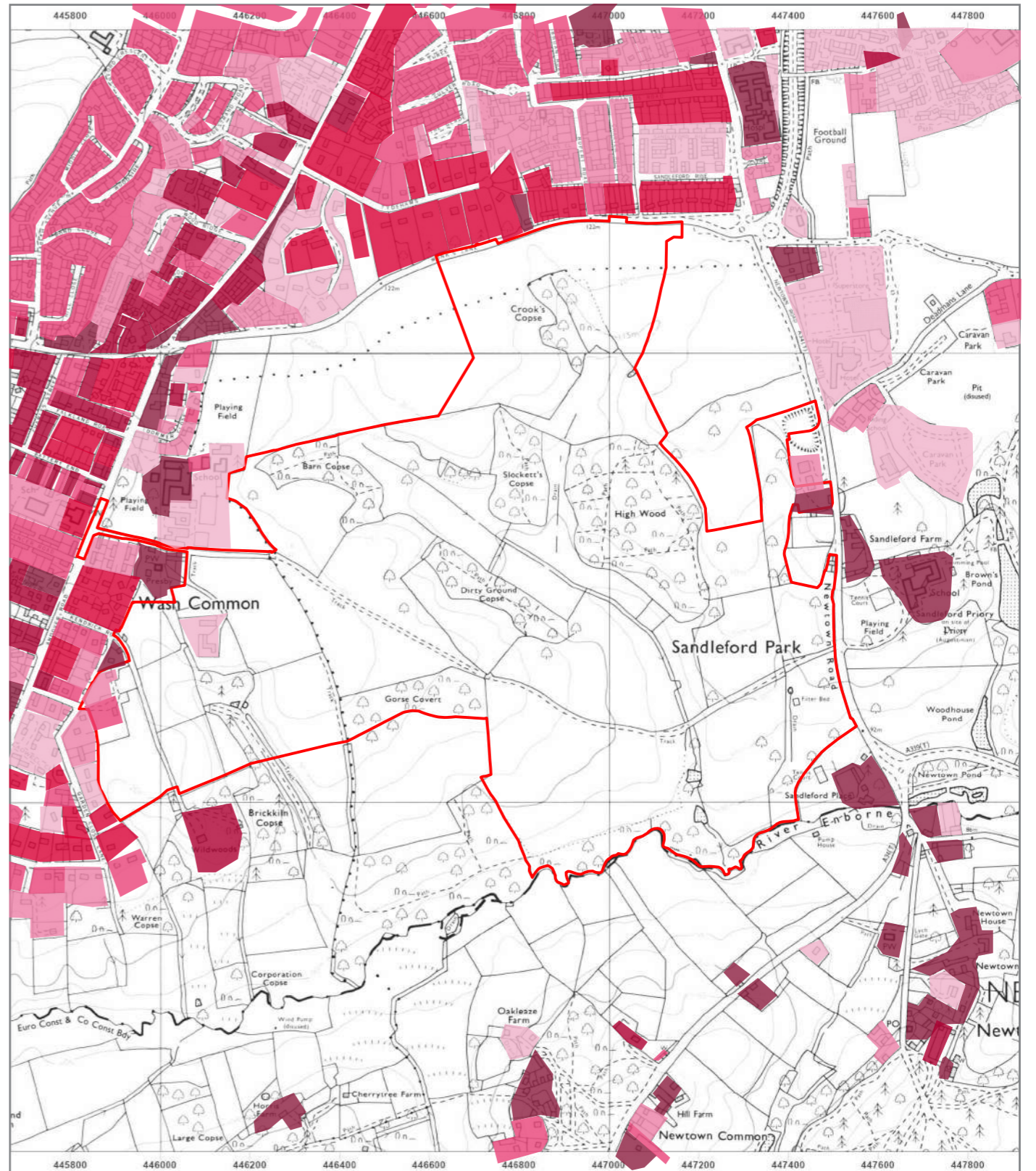


2B - Figure  
 Evolution of Context - Title  
 1:12,500 @ A3 - Scale



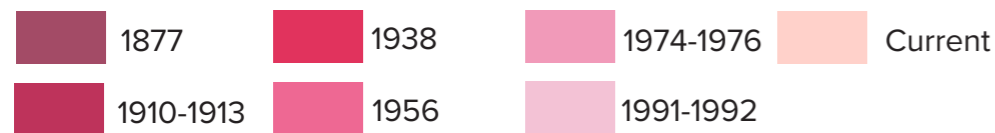


Historic Map / 1974-1976

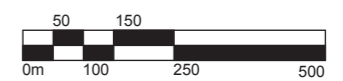


Historic Map / 1991-1992

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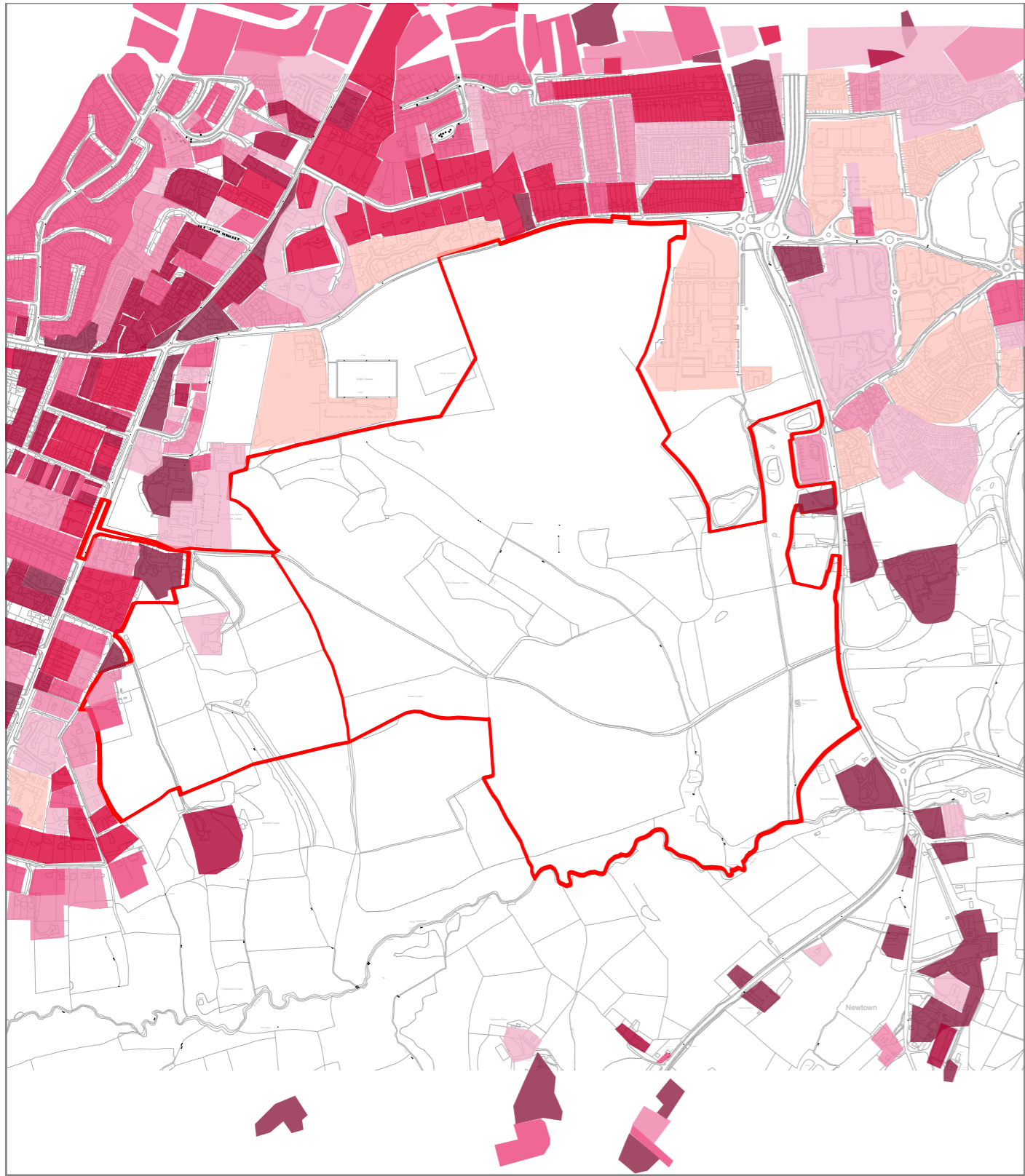


SCALE 1:12,500



2C-  
Evolution of Context -  
1:12,500 @ A3 -  
Figure  
Title  
Scale



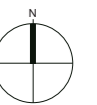
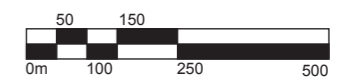


Current OS Base

Key - Date of Historic Maps



SCALE 1:12,500



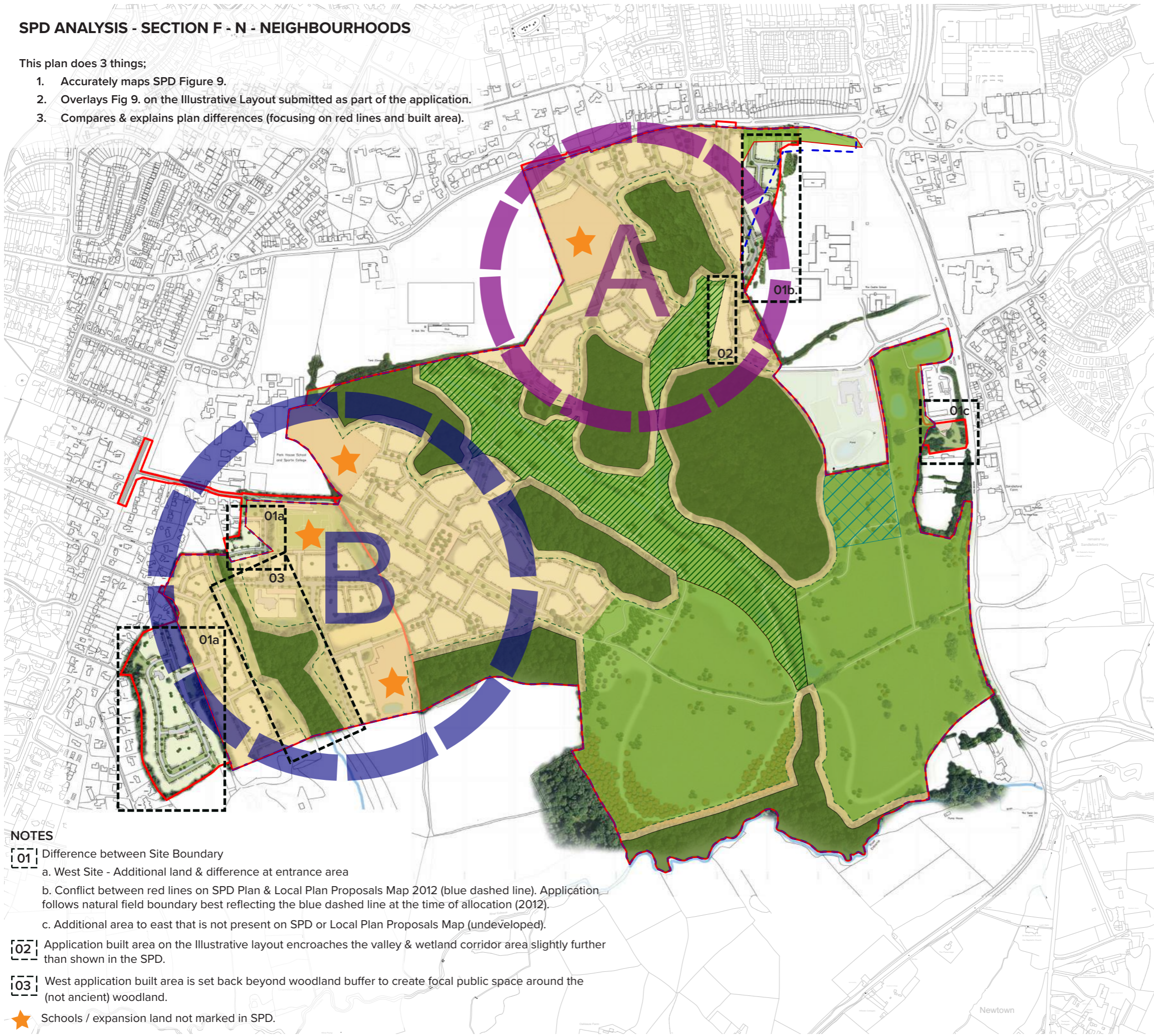
2D - Figure  
 Evolution of Context - Title  
 1:12,500 @ A3 - Scale



# SPD ANALYSIS - SECTION F - N - NEIGHBOURHOODS

This plan does 3 things;

1. Accurately maps SPD Figure 9.
2. Overlays Fig 9. on the Illustrative Layout submitted as part of the application.
3. Compares & explains plan differences (focusing on red lines and built area).



## LEGEND

- Site Boundary
- West Berkshire Council Development Plan Proposals Map / July 2012
- Woodland
- Ancient Woodland
- Woodland Buffer Zone
- Valley & Wetland Corridor
- Country Parkland
- Potential Areas for Development
- Site Infrastructure
- Neighbourhood Area A
- Neighbourhood Area B

	Area (Ha)	DPH	Units
Site	129.47		
2FE School	2.0		
1FE School	1.4		
Extension School	3.12		
NDA*	35.18	~56	2,000

### Neighbourhood A

	Area (Ha)	DPH	Units
NDA	11.7		
70%	8.19	40	327
30%	3.51	50	175

### Neighbourhood B

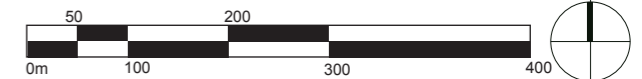
	Area (Ha)	DPH	Units
NDA	23.48		
40%	9.39	40	375
60%	14.08	30	422

Total ~1,299

## NOTES

- 01 Difference between Site Boundary
  - a. West Site - Additional land & difference at entrance area
  - b. Conflict between red lines on SPD Plan & Local Plan Proposals Map 2012 (blue dashed line). Application follows natural field boundary best reflecting the blue dashed line at the time of allocation (2012).
  - c. Additional area to east that is not present on SPD or Local Plan Proposals Map (undeveloped).
- 02 Application built area on the Illustrative layout encroaches the valley & wetland corridor area slightly further than shown in the SPD.
- 03 West application built area is set back beyond woodland buffer to create focal public space around the (not ancient) woodland.
- ★ Schools / expansion land not marked in SPD.

SCALE 1:7,500



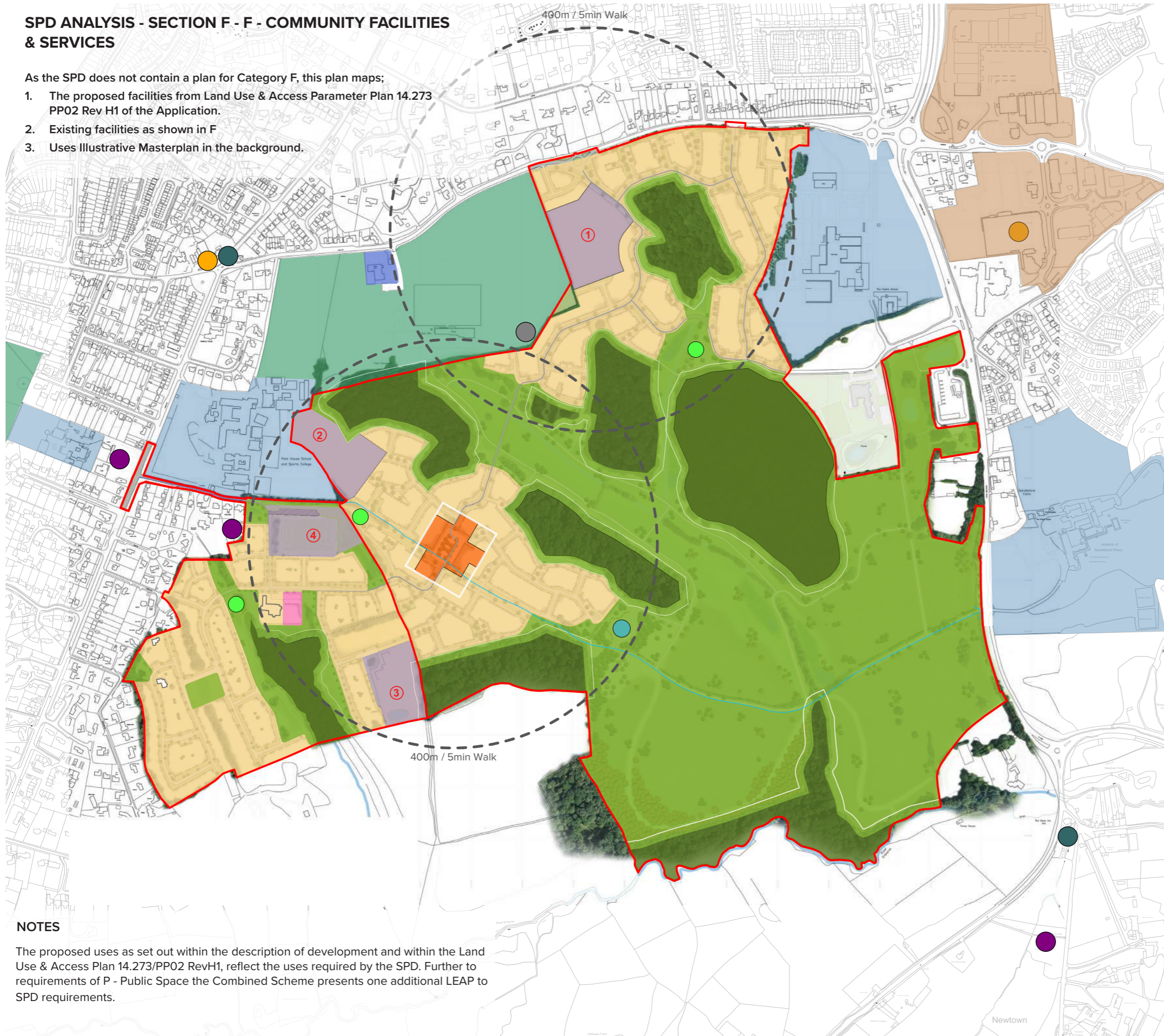
3 - Figure  
SPD Analysis - Neighbourhoods - Title  
1:7,500@A3 - Scale



# SPD ANALYSIS - SECTION F - F - COMMUNITY FACILITIES & SERVICES

As the SPD does not contain a plan for Category F, this plan maps:

1. The proposed facilities from Land Use & Access Parameter Plan 14.273 PP02 Rev H1 of the Application.
2. Existing facilities as shown in F
3. Uses Illustrative Masterplan in the background.



## LEGEND

Combined Sandleford and Sandleford Park West application boundary

## PROPOSED

- Proposed development footprint residential
- 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
  1. Proposed 2 Form entry primary school
  2. Area of land safeguarded for expansion of Park House School
  3. Proposed 1 Form entry primary school
  4. Area of land for the potential future expansion of Park House School
- Swings & Smiles - recreational facility
- Existing buildings for conversion / extension to residential
- Proposed NEAP
- Proposed LEAP

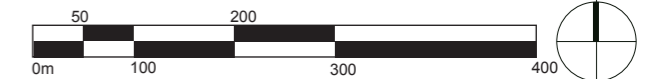
## EXISTING

- School / Nursery
- Retail
- Recreational
- Health Facilities
- Supermarket / Convenience
- Public House
- Place of Worship
- David LLoyd Sport Centre

## NOTES

The proposed uses as set out within the description of development and within the Land Use & Access Plan 14.273/PP02 RevH1, reflect the uses required by the SPD. Further to requirements of P - Public Space the Combined Scheme presents one additional LEAP to SPD requirements.

SCALE 1:7,500



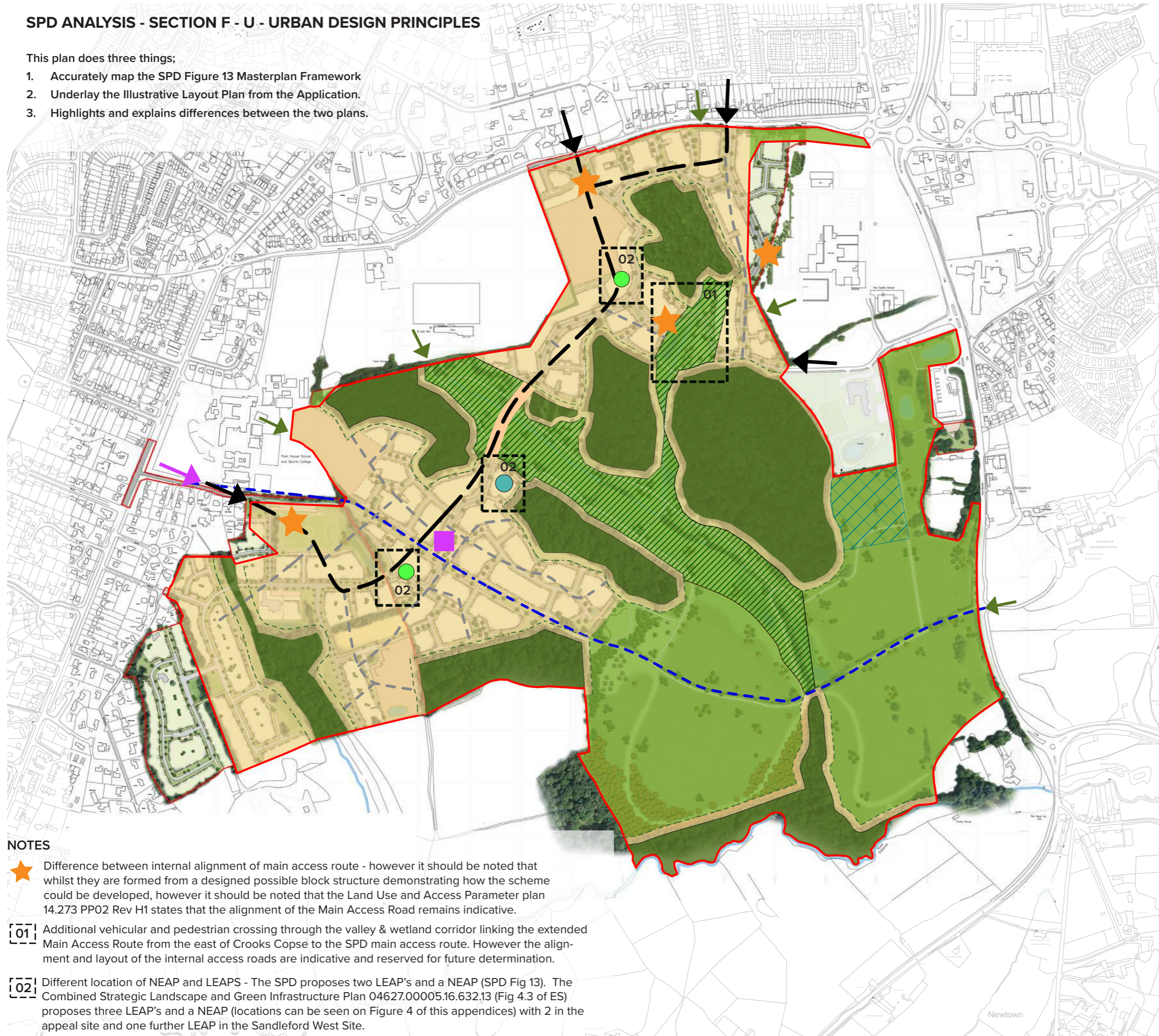
4 - Figure  
 SPD Analysis - Applicants Proposed  
 Community Facilities - Title  
 1:7,500@A3 - Scale



# SPD ANALYSIS - SECTION F - U - URBAN DESIGN PRINCIPLES

This plan does three things;

1. Accurately map the SPD Figure 13 Masterplan Framework
2. Underlay the Illustrative Layout Plan from the Application.
3. Highlights and explains differences between the two plans.



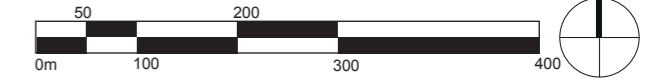
## LEGEND

- Site Boundary
- Landscape**
- Woodland
- Ancient Woodland
- Country Parkland
- Woodland Buffer Zone
- Valley & Wetland Corridor
- Indicative NEAP
- Indicative LEAP
- Land Use**
- Potential Areas for Development
- Indicative Local Centre
- Site Infrastructure
- Movement**
- Potential Vehicular Access
- Potential Bus Link
- Potential Foot/Cycle Link
- Indicative Main Access Route
- Residential Streets
- Public Right of Way
- Indicative Circulation
- Valley Crossing

## NOTES

- ★ Difference between internal alignment of main access route - however it should be noted that whilst they are formed from a designed possible block structure demonstrating how the scheme could be developed, however it should be noted that the Land Use and Access Parameter plan 14.273 PP02 Rev H1 states that the alignment of the Main Access Road remains indicative.
- 01 Additional vehicular and pedestrian crossing through the valley & wetland corridor linking the extended Main Access Route from the east of Crooks Copse to the SPD main access route. However the alignment and layout of the internal access roads are indicative and reserved for future determination.
- 02 Different location of NEAP and LEAPS - The SPD proposes two LEAP's and a NEAP (SPD Fig 13). The Combined Strategic Landscape and Green Infrastructure Plan 04627.00005.16.632.13 (Fig 4.3 of ES) proposes three LEAP's and a NEAP (locations can be seen on Figure 4 of this appendices) with 2 in the appeal site and one further LEAP in the Sandford West Site.

SCALE 1:7,500



5 - Figure  
 SPD Analysis - Urban Design Principles - Title  
 1:7,500@A3 - Scale



# SPD ANALYSIS - SECTION F - C & CA - COMMUNITY FACILITIES & SERVICES

This plan

1. Accurately maps the SPD plan Figure 14 Character Areas
2. Underlays the Comprehensive Illustrative Layout Plan
3. Analyses differences between the two plans.



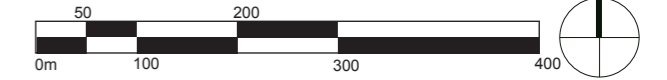
## LEGEND

- Site Boundary
- Main Access Road
- Residential Streets
- Park Edge
- Monks Lane
- Wash Common
- Local Centre
- Valley Crossing
- Woodland
- Ancient Woodland
- Country Parkland
- Valley & Wetland Corridor
- Site Infrastructure

## NOTES

★ Extent and alignment of main access road and residential streets differs internally to react to illustrative block structure. Specifically there is additional area of Main Access Road to the east of Crooks Copse which does not feature in the SPD Figure 14. However it should be noted that the Land Use and Access Parameter plan 14.273 PP02 Rev H1 states that the alignment of the Main Access Road remains indicative.

SCALE 1:7,500

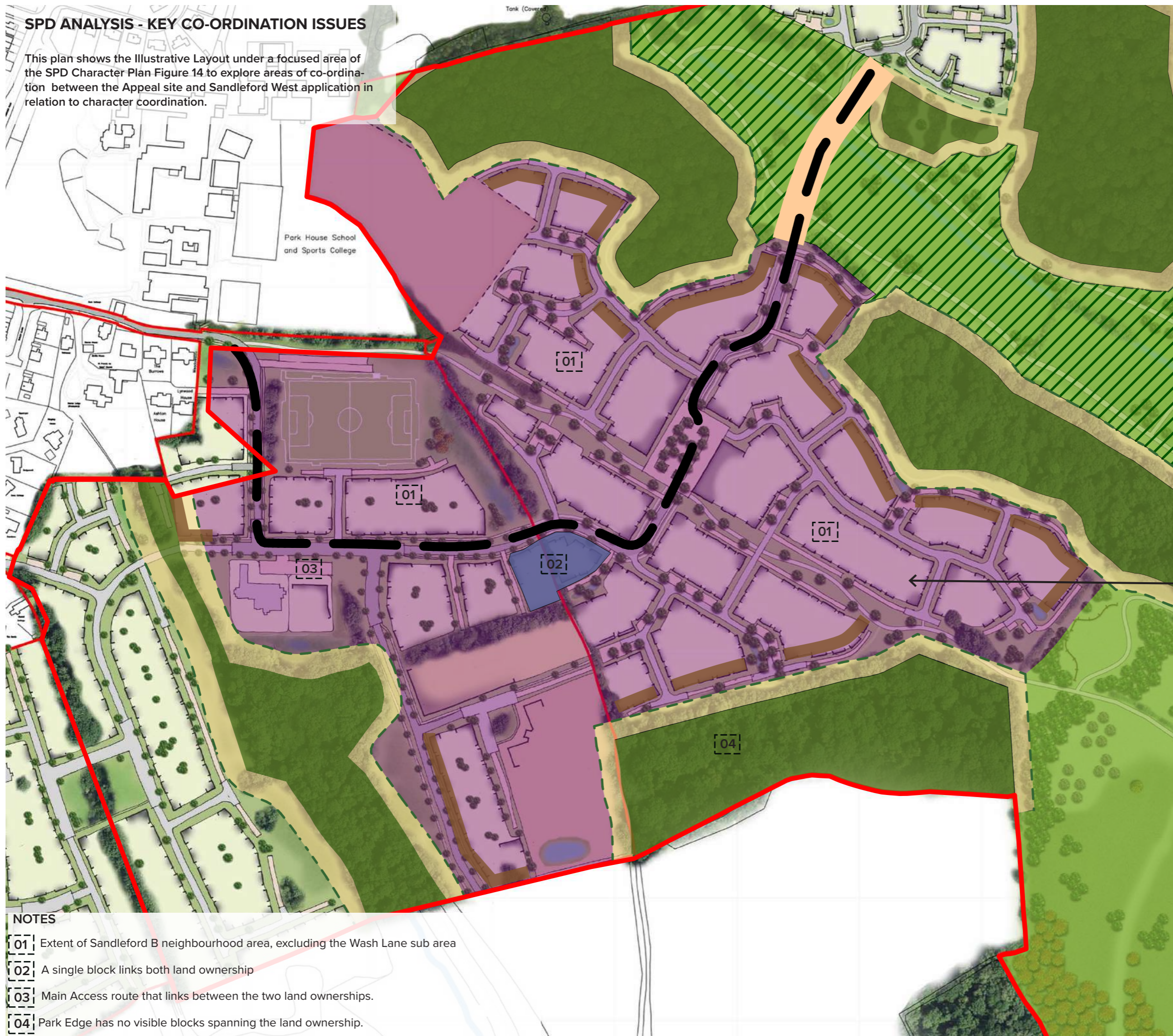


6 - Figure  
 Analysis - Character and Appearance - Title  
 1:7,500@A3 - Scale



**SPD ANALYSIS - KEY CO-ORDINATION ISSUES**

This plan shows the Illustrative Layout under a focused area of the SPD Character Plan Figure 14 to explore areas of co-ordination between the Appeal site and Sandeford West application in relation to character coordination.



**EGEND**

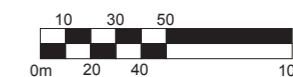
- ▬ Site Boundary
- Woodland
- Ancient Woodland
- Country Parkland
- Woodland Buffer Zone
- Valley & Wetland Corridor
- Areas for Development Neighbourhood B (Excluding Wash Lane - Sub Area)
- Proposed Block that links both ownership
- Indicative Main Access Route
- Park Edge
- Valley Crossing

The extent of 'Sandeford B' neighbourhood (N1) excluding the separate Wash Lane sub area (CA5) is shown in purple wash.

**NOTES**

- 01 Extent of Sandeford B neighbourhood area, excluding the Wash Lane sub area
- 02 A single block links both land ownership
- 03 Main Access route that links between the two land ownerships.
- 04 Park Edge has no visible blocks spanning the land ownership.

SCALE 1:3,000



7 - Figure  
**Key Co-ordination Issues** Title  
 1:7,500@A3 - Scale



# APPENDIX B

SPD SECTION F ANALYSIS SCHEDULE

		WHEN / HOW SHOULD THE SPD PRINCIPLES BE ADDRESSED				HOW THE OUTLINE APPLICATION ADDRESSES THE SPD REQUIREMENTS	
		1. OUTLINE PLANNING STAGE	2. DESIGN CONTROL STAGE		3. LEMP		4. DETAILED DESIGN/ IMPLEMENTATION STAGE
THE SPD SECTION F DESIGN PRINCIPLES		PRINCIPLES Controlling Plans & Supporting Info	Coding / Regulating Plan & Design Code	Detailed Landscape & Green Infrastructure Design & Plan	Landscape & Ecology Management Plan	RM/FULL APP	
<b>S</b>	<b>SINGLE PLANNING APPLICATION</b>						
	S1. Proposals for the site to be brought forward by means of a single planning application for the site in order to achieve a comprehensive development and to ensure the timely provision of infrastructure, services, open space and other facilities in a properly coordinated fashion.	✓				No - the site is subject to 2 separate applications, but the aim of comprehensive development is facilitated by the approach taken (see below).	
<b>L</b>	<b>LANDSCAPE AND HERITAGE</b>						
	L1. The development will have a clear Strategic Landscape and Green Infrastructure Plan for the whole site which integrates the development with the landscape, makes best use of the landscape as a function of the site and shows how the built form and open spaces will be designed and managed. This plan will accompany the planning application.	✓				Yes - in principle - see 14.273 PP03 rev G1 Green Infrastructure Parameter Plan & Fig 4.3 of the ES (SLGIP).	
	L2. To assist in delivering the details within the Strategic Landscape and Green Infrastructure Plan each character area and phase of the site will have a detailed Landscape and Green Infrastructure Design and Management Plan.			✓	✓	✓	Yes, See Appendix G2 and Fig 4.3 of the ES (SLGIP) which provide an overview to be expanded at design control stage.
	L3. As part of the delivery of L2, details of the Country Parkland including its design and management will be provided as part of the planning application.			✓	✓	✓	See Above
	L4. Where possible, all important existing trees and hedgerows will be retained and integrated into the development. All areas of woodland including ancient woodland will be retained and protected	✓	✓	✓		✓	Yes - In principle/where possible. See DAS section 2.2. Further details to be provided and agreed at Design Control Stage once a fixed layout is provided and agreed.
	L5. The development will include measures to ensure that views into and from the site, in particular those from Sandleford Priory and the A339 will be protected and enhanced.	✓				✓	Yes - in principle. See LVIA & Appendix G9 of the ES Heritage & Landscape & Landscape & Visual Proof by Jullian Cooper.
	L6. The site will have a series of green links and spaces through the development areas to avoid large areas of built form, promoting cycle and pedestrian access through the site.	✓	✓			✓	Yes - in principle - see 14.273 PP03 rev G1 Green Infrastructure Parameter Plan & Fig 4.3 of the ES (SLGIP).
	L7. Details of the design of the Valley Access Road will be provided as part of the planning application.		✓			✓	Yes, the valley crossing will be a key part of the Design Code and RM Application.
	L8. The impact of any development on designated heritage assets and their setting will be considered through a Landscape and Visual Impact Assessment and a Heritage Impact Assessment to be agreed with the Council through the planning application process.	✓					Yes - See LVIA & Landscape & Visual Proof by Julian Cooper.
<b>E</b>	<b>ECOLOGY AND WILDLIFE</b>						
	E1. The site will actively manage and promote ecology and biodiversity within the site.	✓		✓	✓	✓	Yes - In principle - see '04627.0005.16.632.13 Figure 4.3 Strategic Landscape & Green Infrastructure Plan', the 'Strategic Landscape & Green Infrastructure Design and Management Plan; and the 'Ecological Mitigation and Management Plan'
	E2. Management and protection of ecology through the development process.	✓		✓	✓	✓	As Above
<b>A</b>	<b>ACCESS AND MOVEMENT</b>						
	A1. The layout and design of Sandleford Park will promote a hierarchy of streets, spaces and routes which create a legible and permeable place.	✓	✓			✓	Yes in principles - see Land Use and Access Parameter Plan (14.273 PP02 rev H1) and examples set out in DAS Section 6.
	A2. The scheme will integrate with the existing surrounding development to ensure connections to the wider area.	✓	✓			✓	As Above
	A3. Sandleford Park will promote alternative forms of transport to the private car.	✓	✓			✓	As Above
	A4. The layout of buildings and spaces will lead to a connected and safe neighbourhood where pedestrians and cyclists have priority and the impact of vehicles is kept to a minimum.	✓	✓			✓	As Above
	A5. Car Parking and Cycle Parking will meet the needs of residents and visitors.		✓			✓	No, this will be address at design control/reserved matters stage.
	A6. The design of buildings and spaces will be accessible to all members of the community		✓	✓		✓	No, this will be address at design control/reserved matters stage.
<b>H</b>	<b>HYDROLOGY AND DRAINAGE</b>						
	H1. Surface water drainage methods shall ensure that volumes and peak flow rates of surface water leaving Sandleford Park are no greater than the existing greenfield run-off rates.	✓	✓			✓	Yes - principle - see Figure 4.3 of the ES (SLGIP); and also Illustrative Surface Water Drainage Strategy.
	H2. Surface water drainage shall be managed with a variety of Sustainable Drainage Systems (SuDS)	✓	✓	✓	✓	✓	As Above

		WHEN / HOW SHOULD THE SPD PRINCIPLES BE ADDRESSED				HOW THE OUTLINE APPLICATION ADDRESSES THE SPD REQUIREMENTS	
		1. OUTLINE PLANNING STAGE	2. DESIGN CONTROL STAGE		3. LEMP		4. DETAILED DESIGN/IMPLEMENTATION STAGE
THE SPD SECTION F DESIGN PRINCIPLES		PRINCIPLES Controlling Plans & Supporting Info	Coding / Regulating Plan & Design Code	Detailed Landscape & Green Infrastructure Design & Plan	Landscape & Ecology Management Plan	RM/FULL APP	
	H3. SuDS systems should be used where possible to promote biodiversity across the site in accordance with the Strategic Ecological Enhancement Plan and detailed ecological studies.	✓	✓	✓	✓	✓	As Above
	H4. The use of externally sourced water should be minimised within the site encouraging the recycling of rain and grey water.		✓			✓	No, this will be address at design control/reserved matters stage.
<b>P</b>	<b>PUBLIC OPEN SPACE AND RECREATION</b>						
	P1. Sandlesford Park will provide a range of public open spaces which will include the following: <ul style="list-style-type: none"> <li>• Country Parkland;</li> <li>• a Neighbourhood Equipped Area of Play (NEAP);</li> <li>• two Locally Equipped Areas of Play (LEAPs);</li> <li>• a number of Local Areas of Play (LAPs);</li> <li>• informal open space around the site;</li> <li>• areas for growing food.</li> </ul>	✓	✓	✓	✓	✓	Yes - In principle - See Figure 4.3 - SLGIP - Country Parkland, 1 NEAP, 2 LEAP's with 1 further LEAP in West site (this is one more than is required), Community Orchard, LAP's to be provided at detail level within residential area.
	P2. Opportunities should be made when creating the Country Parkland Management Plan so that the Country Parkland minimises the impact of the recreational use of the countryside on breeding birds in the wider area.			✓	✓	✓	No, this relates to a implementation/delivery stage
	P3. Public open spaces will be designed so that they are accessible to all members of the community.			✓		✓	No, this relates to the design control stage
	P4. Public open spaces will maximise the opportunities provided by the existing landscape features on the site.	✓		✓		✓	Yes - in principle - See Figure 4.3 - SLGIP
<b>R</b>	<b>RENEWABLE ENERGY</b>						
	R1. The development at Sandlesford Park will be expected to fully exploit the latest sustainable construction techniques together with 'building embedded' technology (such as photo-voltaic roof panels) in order to minimise the use of resources, maximise efficiency and reduce both carbon emissions and energy consumption, whilst delivering a high quality development that meets the policies (specifically CS15) and objectives of the West Berkshire Core Strategy	✓	✓			✓	Yes - In principle in DAS Section 4.4 refer to Chris Garratt's evidence for details.
	R2. There may be opportunities for the development to contribute towards decentralised renewable energy and heat generation as the Local Authority progresses its own work on this subject.						Not applicable - refer to Chris Garratt's evidence for details.
	R3. A Design Code/Design Principles will be established through the planning application to embody sustainable design and construction principles, including the Code for Sustainable Homes requirement.						Not applicable - refer to Chris Garratt's evidence for details.
<b>N</b>	<b>NEIGHBOURHOODS</b>						
	N1. Whilst the site should be delivered holistically, as one community, within this it will be structured to create two new neighbourhoods which respond to the surrounding character and context.	✓	✓			✓	Yes - See DAS 3.2 Design Principle 9. Further details to be agreed within a conditioned Design Code prior to detailed applications.
<b>F</b>	<b>COMMUNITY FACILITIES AND SERVICES</b>						
	F1. Sandlesford Park will provide a range of facilities which are accessible to both existing and future residents in the area.	✓	✓			✓	Yes - Application commits to meet the requirement of F1 as shown in 14.273 PP02 rev H1 Land Use and Access Parameter Plan & the description of the development within the application form.
	F2. The design and layout of community facilities will respond to the character of the neighbourhood and its location. Community facilities should be located, where possible, to create a community hub.	✓	✓			✓	As Above.
<b>U</b>	<b>URBAN DESIGN PRINCIPLES</b>						
	U1. The development will enhance the character of the area in both its townscape and landscape design by responding sensitively to its context across the site.	✓	✓			✓	Yes - Section 4.3 Placemaking Principles Page 42. of the DAS.
	U2. The development will create a series of streets and spaces with clearly defined public and private areas.	✓	✓	✓		✓	As Above.
	U3. Public realm and open space will be designed as an integral part of the layout and be accessible to the whole community.	✓	✓			✓	As Above.
	U4. Sandlesford Park will be an easy place to move around with a permeable layout and good connections to the wider area, including links to existing local facilities and Newbury Town Centre.	✓	✓			✓	Yes - Section 4.3 Placemaking Principles Page 43. of the DAS.
	U5. Sandlesford Park will be a legible site providing recognisable routes, spaces and landmarks to help people move around the site safely and efficiently.	✓	✓			✓	Yes - Section 3.2 Design Principles & 4.3 Placemaking Principles Page 42. of the DAS.
	U6. The design and layout of buildings and spaces will allow for future adaptation allowing it to respond to changing social, technological and economic conditions.	✓	✓			✓	Yes - Section 4.3 Placemaking Principles Page 43. of the DAS.

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		1. OUTLINE PLANNING STAGE	2. DESIGN CONTROL STAGE		3. LEMP		4. DETAILED DESIGN/ IMPLEMENTATION STAGE
THE SPD SECTION F DESIGN PRINCIPLES		PRINCIPLES Controlling Plans & Supporting Info	Coding / Regulating Plan & Design Code	Detailed Landscape & Green Infrastructure Design & Plan	Landscape & Ecology Management Plan	RM/FULL APP	
	U7. Sandleford Park will be a place with variety and choice which responds to the existing and future needs of the community of Newbury.	✓	✓			✓	As Above.
C&CA	<b>CHARACTER AND APPEARANCE</b>						
	C1. The character and appearance of buildings and open spaces will be defined by both the neighbourhood (Sandleford A and Sandleford B) and the character areas.		✓			✓	No, this will be address at design control/reserved matters stage.
	CA1. Main Access Route	✓	✓		✓	✓	Yes - in principle. See DAS 7.2. Details to be set out within design code &
	CA2. Residential Streets	✓	✓		✓	✓	Yes - See DAS 7.2. Details to be set out within design code.
	CA3. Park Edge	✓	✓		✓	✓	Yes - in principle. See DAS 7.2. Details to be set out within design code.
	CA4. Monks Lane	✓	✓		✓	✓	Yes - See DAS 7.2. Details to be set out within design code.
	CA5. Wash Common	✓	✓		✓	✓	Yes - in principle. See DAS 7.2. Details to be set out within design code.
	CA6. Local Centre	✓	✓		✓	✓	Yes - in principle. See Land Use And Access Parameter Plan 14.273 PP02 rev H1 and Description of Development.
	CA7. Valley Crossing	✓	✓		✓	✓	Yes - in principle. See DAS 7.2. Details to be set out within design code.
	CA8. Country Park - Woodland	✓		✓	✓	✓	Yes - See Figure 4.3 Strategic Landscape & Green Infrastructure Plan & DAS 7.2. Details to be set out within design code.
	CA9. Valley Corridors	✓		✓	✓	✓	Yes - in principle. See Figure 4.3 Strategic Landscape & Green Infrastructure Plan & DAS 7.2. Details to be set out within design code.
CA10. Country Park - Meadow	✓		✓	✓	✓	Yes - In principle - Section 5.3 & 7.2 of the DAS and Figure 4.3 SLGIP.	