

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Sandleford Strategic Site Allocation

Policy SP13

Sandleford Strategic Site Allocation

Land as shown on the Policies Map, is allocated for a residential development comprising approximately 1,500 dwellings.

A Mineral Resource Assessment (MRA) will be required to be provided for each development phase of the site.

Detailed flood risk assessments accompanied by hydraulic modelling will be required for each development phase of the site.

The site will be delivered to achieve a sustainable, comprehensive development and ensure the timely and co-ordinated provision of infrastructure.

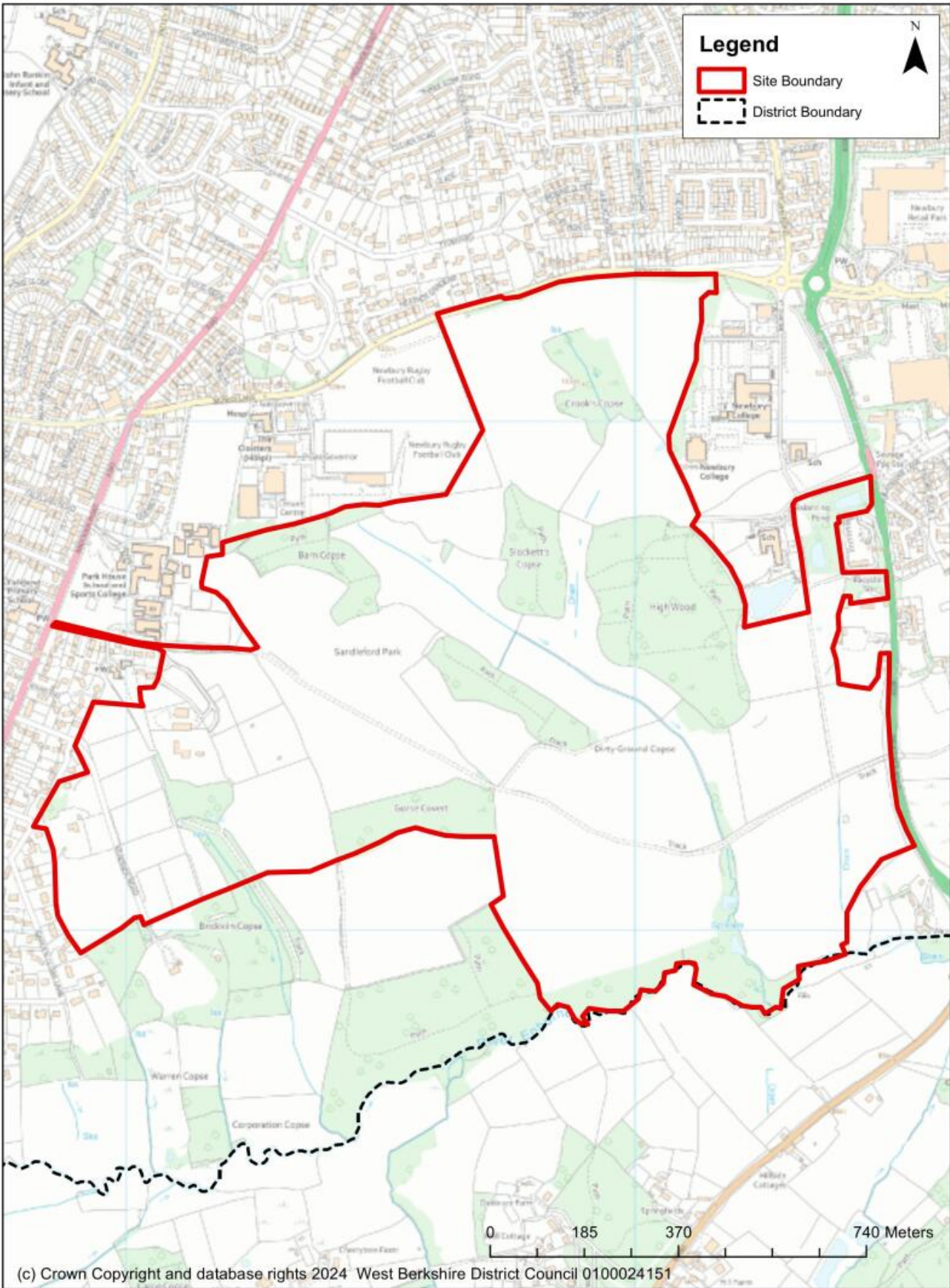
The Council will be supportive of proposals which have regard, and positively respond, to the Sandleford Park SPD (2015)⁽⁷⁹⁾ which provides a framework for the future development of the site.

Development of the site will be expected to deliver:

- At least 40% affordable housing, in accordance with policy SP16;
- An appropriate mix of housing types, tenures and sizes having regard to policy SP15 and the Sandleford Park SPD, and therefore an emphasis on family homes;
- Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;
- On-site energy generation from renewable, low carbon and/or zero carbon energy sources to assist in the delivery of a carbon neutral development, in accordance with policies SP5 and DM4 and having regard to the Sandleford Park SPD;
- Four primary all vehicle accesses:
 - Two off Monks Lane;
 - One through to Andover Road via Warren Road; and
 - One onto the A339, via Highwood Copse Way.
- Sustainable transport through routes connecting the A339, Monks Lane and Andover Road for pedestrians, cyclists and public transport;
- Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan;
- Provision of a new primary school on site and the extension of Park House School;
- Provision of a local centre to include retail facilities, community facilities and employment space;
- A network of green infrastructure to be provided which will:
 - Conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
 - Mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
 - Provide a country park or equivalent area of public open space in the southern part of the site which will be retained outside of the settlement boundary for Newbury; and
 - Respect the landscape significance of the site on the A339 approach road into Newbury.

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Sandleford Park



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Supporting Text

6.27 The vision for Newbury contained in the previous Local Plan was that the town would retain its traditional market town heritage whilst undergoing infrastructure improvements and development and renewal of commercial uses and housing, to create a vibrant 21st century centre. It would be the main focus for housing growth over the period with new housing development well integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure.

6.28 In reviewing the vision for Newbury as part of the LPR, the Council prepared the West Berkshire Strategic Vision 2050, which offers a clear spatial steer as to where growth in Newbury and Thatcham might go over the longer-term period up to 2050. Newbury will remain a focus for development whilst retaining its traditional market town heritage and continue to fulfil its key role as the administrative centre and major town centre for the District. Opportunities will continue to be taken to regenerate and enhance the townscape of the town centre and its periphery.

6.29 The Council's spatial strategy is outlined in policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for development as confirmed in the Strategic Vision 2050.

6.30 The Sandleford Park site to the south of Newbury comprises approximately 134 hectares of land. It is bordered to the north by existing development along Monks Lane and could accommodate approximately 1,500 dwellings with associated community facilities and services.

6.31 The site was allocated as a strategic development in the previous Local Plan. Since then, a Supplementary Planning Document (SPD) for the Sandleford Park site was adopted (2013) and set out the detailed guidelines for the distribution of uses and design of the site. To address some concerns that there was potential that the site may not come forward in a comprehensive manner, the SPD was amended in 2015 to reflect the need for a single planning application for the site to ensure that the site is comprehensively delivered, with timely and well planned provision of infrastructure. As part of this a housing and infrastructure phasing plan is expected to accompany planning proposals for the site.

6.32 Whilst applications for developing the site have been considered by the Council, it does not yet benefit from full planning permission, although a large part of the site has outline consent. The site was submitted to the Council as part of the call for sites for the LPR and was assessed within the HELAA (2020). In reviewing the evidence, it remains the firm belief of the Council that Sandleford Park is the most appropriate location for strategic housing delivery in Newbury.

6.33 Hence, Sandleford remains allocated for development. The area is accessible to facilities and services in Newbury town centre and is also close to other retail and educational facilities. Whilst the site has not delivered housing to date, the Council is confident that the site will deliver housing within the plan period of the LPR and is actively working to ensure this.

6.34 British Geological Survey data indicates that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Mineral Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with the West Berkshire Minerals and Waste Local Plan 2022 - 2037.

6.35 The previous Local Plan contained a generic policy, policy GS1, which included a criterion applying to all allocated sites whereby they would be master planned and delivered as a whole and that a single planning application would be submitted for each to ensure a comprehensive approach to development was achieved. That policy was reviewed, and deleted, as part of the LPR. This policy (SP13) now ensures that a comprehensive approach to development at Sandleford is achieved. This policy takes precedence over the SPD requirement for a single planning application, but makes clear that the site must be delivered to achieve comprehensive development and ensure the timely and co-ordinated provision of infrastructure in line with the site's Infrastructure Delivery Plan as required in the Sandleford Park SPD.

6.36 In addition, the importance of the SPD is highlighted such that the Council will be supportive of proposals which have regard, and positively respond, to it as it provides a framework for the future development of the site. This includes having regard to the Development Principles listed in Section F of the SPD.

6.37 Criteria for the delivery of the site are included in the policy above. These have been developed to include specific, mitigation measures and infrastructure requirements identified by stakeholders as part of the preparation of the LPR.