



Proposed Development at  
**Sandleford Park West, Newbury**

---

Design & Access Statement  
March 2018



---

Proposed Development at

# Sandleford Park West, Newbury

January 2018

.....

<b>Section 1 - Application Summary</b> .....	<b>5</b>
<b>Section 2 - Context Assessment</b> .....	<b>9</b>
<b>Section 3 - Planning Context &amp; Involvement</b> .....	<b>27</b>
<b>Section 4 - The Design</b> .....	<b>35</b>
<b>Section 5 - Delivery</b> .....	<b>69</b>

.....

.....

#### Document verification

Client: Donnington New Homes  
Project: Sandleford Park West, Newbury  
Job number: A090455  
Document title: Design and Access Statement  
Status: Submission  
Date: March 2018  
Document reference: A090455 New Warren Farm DAS

This report is copyright: © WYG Environment Planning Transport Limited, 2014

All drawings and photographs are by WYG Environment Planning Transport Limited unless stated otherwise.

Drawings based on the Ordnance Survey map are reproduced with the permission of Her Majesty's Stationery

Office: © Crown copyright WYG Environment Planning Transport Limited licence number: AR 1000 17603

.....

WYG  
90 Victoria Street, Bristol, BS1 6DP.  
Tel: +44 (0)117 925 4393 Fax: +44 (0)117 925 4239  
www.wyg.com





# 01

## Application Summary

# Application Summary

## Overview and Description

---

### 1.1 Overview

This Design and Access Statement has been prepared by WYG on behalf of Donnington New Homes in support of an outline planning application for the development of Sandleford Park West to provide up to 500 dwellings (including extra care units as part of the affordable housing) with associated community facilities (Swings and Smiles play facility for families of children with special needs), primary school, open space and play areas, landscaping, new pedestrian links, surface water attenuation, internal access roads and car parking.

The majority of the development forms part of the allocated Sandleford Park site. It is intended that this proposal, together with proposals for the balance of Sandleford Park to be proposed by Bloor Homes/the Sandleford Farm Partnership, will enable the comprehensive and co-ordinated delivery of this strategically important development allocation.

### 1.2 The Application Site

The application site is approximately 22.5 hectares in size and lies approximately 2.8 km to the south of Newbury town centre, on the edge of the urban area at Wash Common.

The majority of the site lays within New Warren Farm, which forms part of the Sandleford site allocation in West Berkshire Council's adopted Core Strategy. The remainder of the site comprises the curtilage of 'Sanfoin', a house accessed from Garden Close Lane, which lies within the settlement policy boundary for Newbury. The land at Sanfoin should be treated as a logical extension to the Sandleford Park site, given that its development relies on access from New Warren Farm.

The boundary of the land which is the subject of this planning application is shown on the Application Site Plan, Figure 1.1.

### 1.3 Description of the Development

Overall, the proposed development of the site will comprise:

- Up to 500 no. residential dwellings, comprising terraced, semi detached and detached units and apartments (including extra care);
- Primary school;
- Community facilities;
- Associated hard and soft landscaping;
- Ecological enhancement and drainage works;
- Children's play space in the form of a local equipped play area (LEAP) and smaller areas of informal local play/amenity space; and
- All associated infrastructure.

### 1.4 Purpose of the Document

This document is a key component of the outline planning application. The purpose of this document is to explain the development of the masterplan and design proposals. It explains how the design has been influenced by a fully considered assessment of the local context and site specific characteristics, such as topography and setting. The document also tells the story behind the key design themes which have driven the design process and how the final proposals demonstrate delivery of key design principles of sustainable development and good place making.

This document has been prepared in accordance with the following:

- Town and Country Planning (General Development Procedure) Order 1995.
- Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006.
- Department of Communities and Local Government circular 01/2006.
- CABE (2006) Design and Access Statements: How to write, read and use them.
- DCLG (2006) Guidance on changes to the development system.
- Local Planning Policy.

It should be read in conjunction with the outline planning application and its accompanying documents including the Planning Statement, Transport Assessment, Flood Risk Assessment and the Environmental Impact Assessment, incorporating the Landscape and Visual Impact Assessment and Ecological Surveys.

This document has been prepared by the consultant team including planning, masterplanning, landscape, transport, drainage, ecology, arboriculture and urban design experts on behalf of Donnington New Homes.

### 1.5 Structure of the Document

The remainder of this document is structured as follows:

- Section 2: Context Assessment
- Section 3: Planning Context and Involvement
- Section 4: The Design
- Section 5: Delivery



Figure 1.1: The Application Site

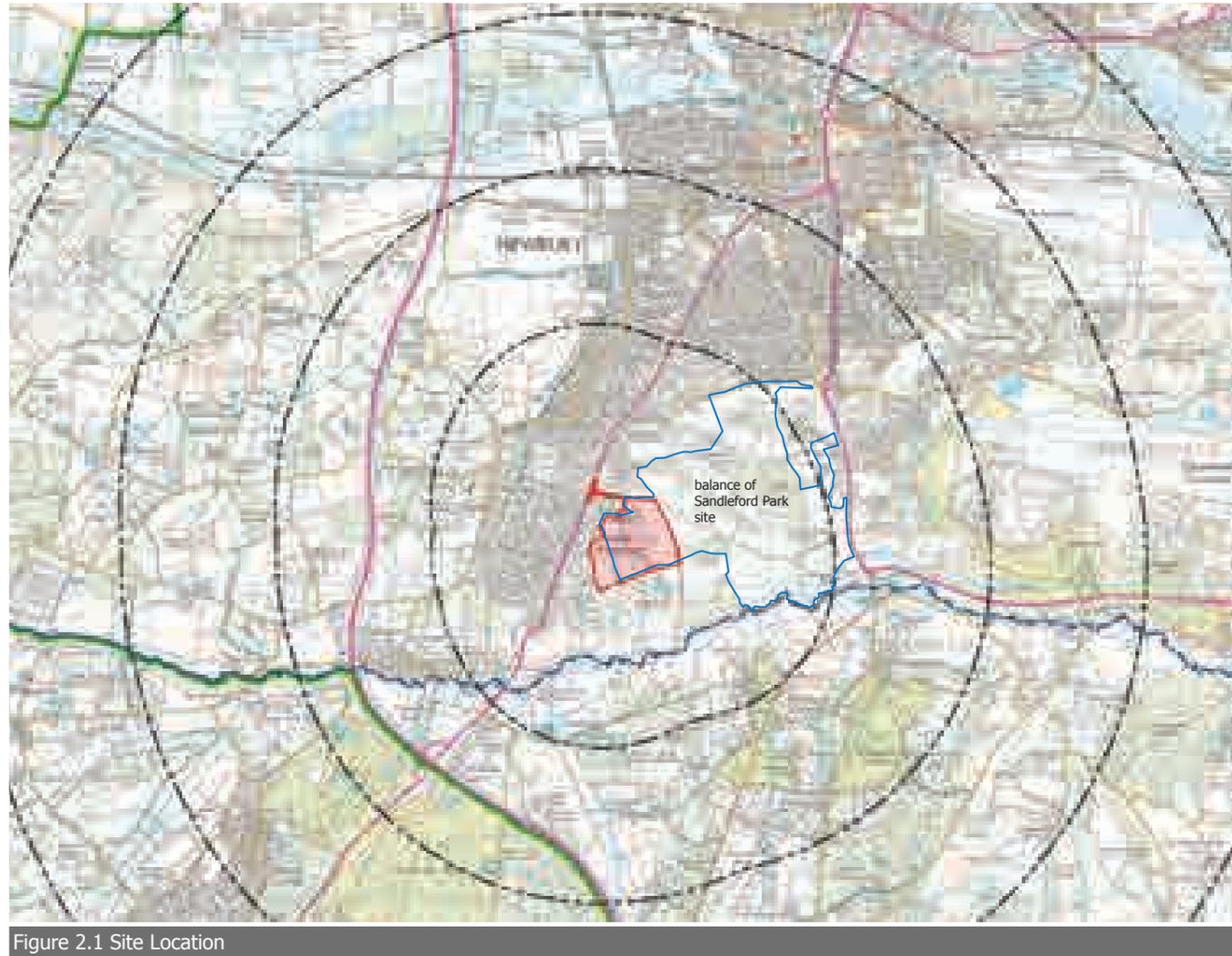


# 02

## Context Assessment

# Context Assessment

## Site Location & Landscape



### 2.1 Site Location & Site Photos

The Sandleford Park West site comprises land at New Warren Farm and Sanfoin. The application site is approximately 22.5 hectares in area and lies to the south of Newbury town centre, on the edge of the urban area at Wash Common.

The site is bounded: to the north by Park House School, residential housing between the site and Andover Road to the west, and agricultural land to the south and east. The eastern boundary is the boundary with the balance of the Sandleford Park area.

The location of the Sandleford Park West site is shown on the above Site Location Plan (Figure 2.1) which shows the site and its wider context.



View from Kendrick Road looking east into the site



View from southern boundary on Kendrick Road looking north east across site



View from A339 Newtown Road adjacent to Sandleford Priory looking west towards the site (Note: site not visible)



View from footpath within eastern part of Sandleford Park area looking west towards the site



View from Wildwoods access drive looking east into site



View from Warren Road looking east across site

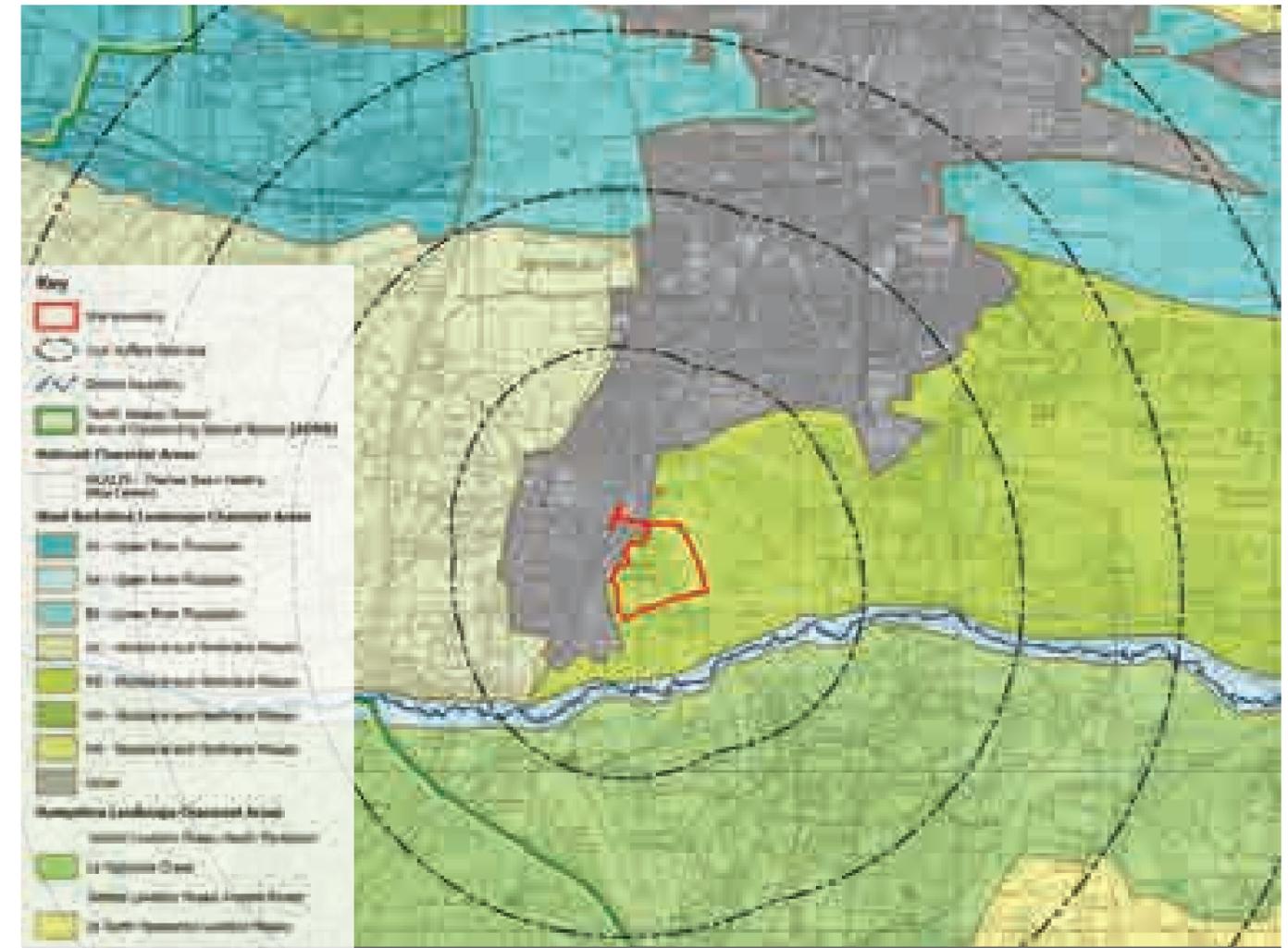


Figure 2.2 Local Landscape Character

## 2.2 Landscape Character

In terms of national landscape character, the site falls within National Character Area 129: Thames Basin Heaths.

In terms of local landscape character the most recently published Landscape Character assessment of relevance to the site is the Berkshire Landscape Character Assessment, which was published in 2003. The site is located within the Landscape Character Area H, Woodland and Heathland Mosaic.

The Newbury District Wide Landscape Assessment (1993, Newbury District Council) identified the site within landscape character area 18a: Degraded Parkland. Key features referred to are specimen trees and tree clumps, degraded

pasture and the destruction of parkland by mineral extraction and commercial after-use.

The Newbury Local Development Framework Landscape Sensitivity Study considered the sensitivity to change of the landscape character around the main towns of West Berkshire. In terms of the relationship of the site with its wider landscape setting, the report identifies that "Sandleford Park has strong visual links with the higher ground to the south, although its character is distinct from the surrounding landscape".

# Context Assessment

## Topography & Visual Analysis

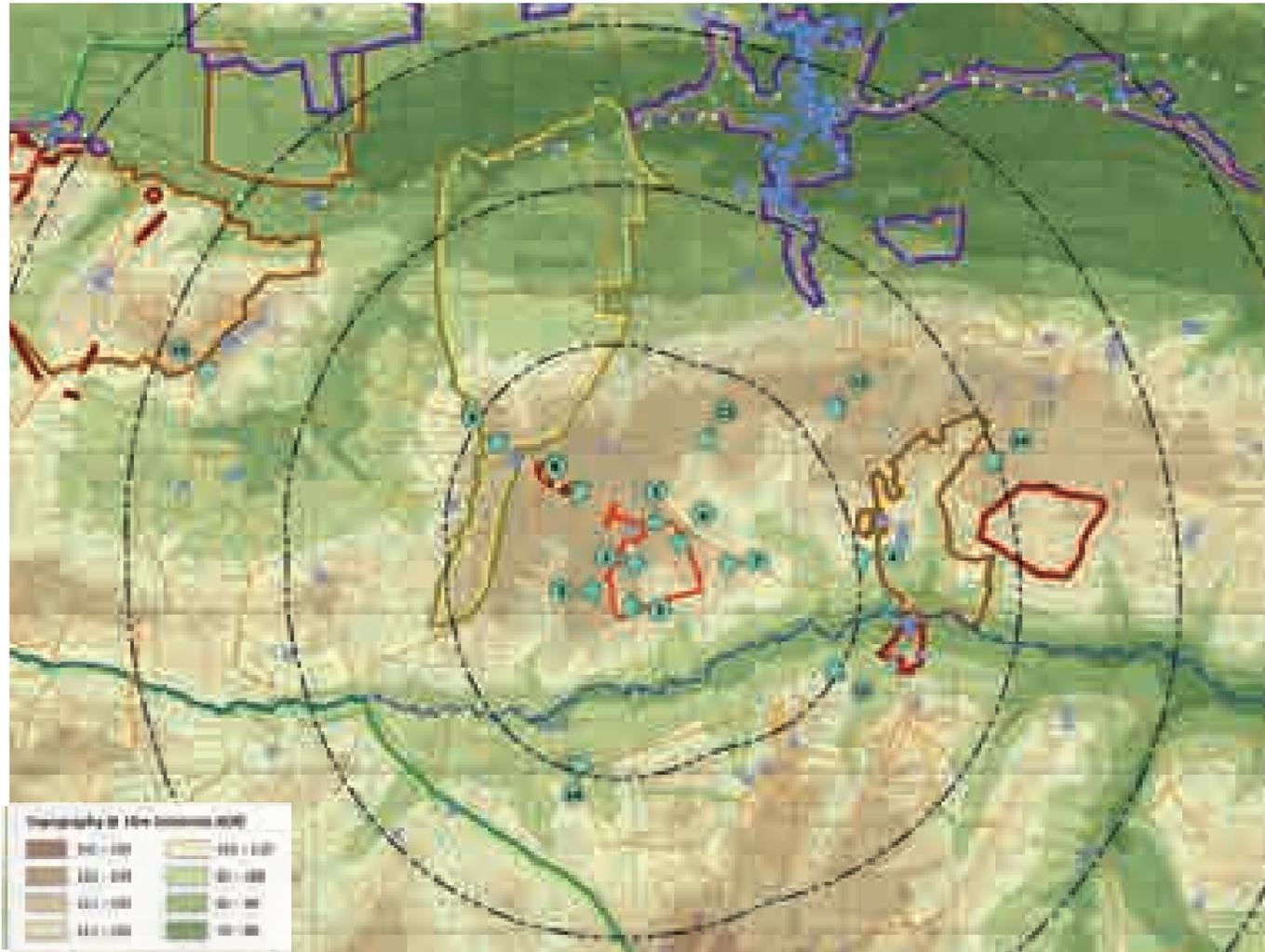


Figure 2.3 Topography

### 2.3 Topography

The landscape character of the site and wider area are strongly influenced by local topography. The adjacent Figure 2.3 Topography shows the topography of the local area.

The Site is located on the southern side of a broad ridgeline separating the valleys of the River Kennet and the River Enborne. Land within the site slopes southwards towards the River Enborne. Within this general pattern there is undulating topography relating to smaller watercourses, tributaries of the River Enborne.

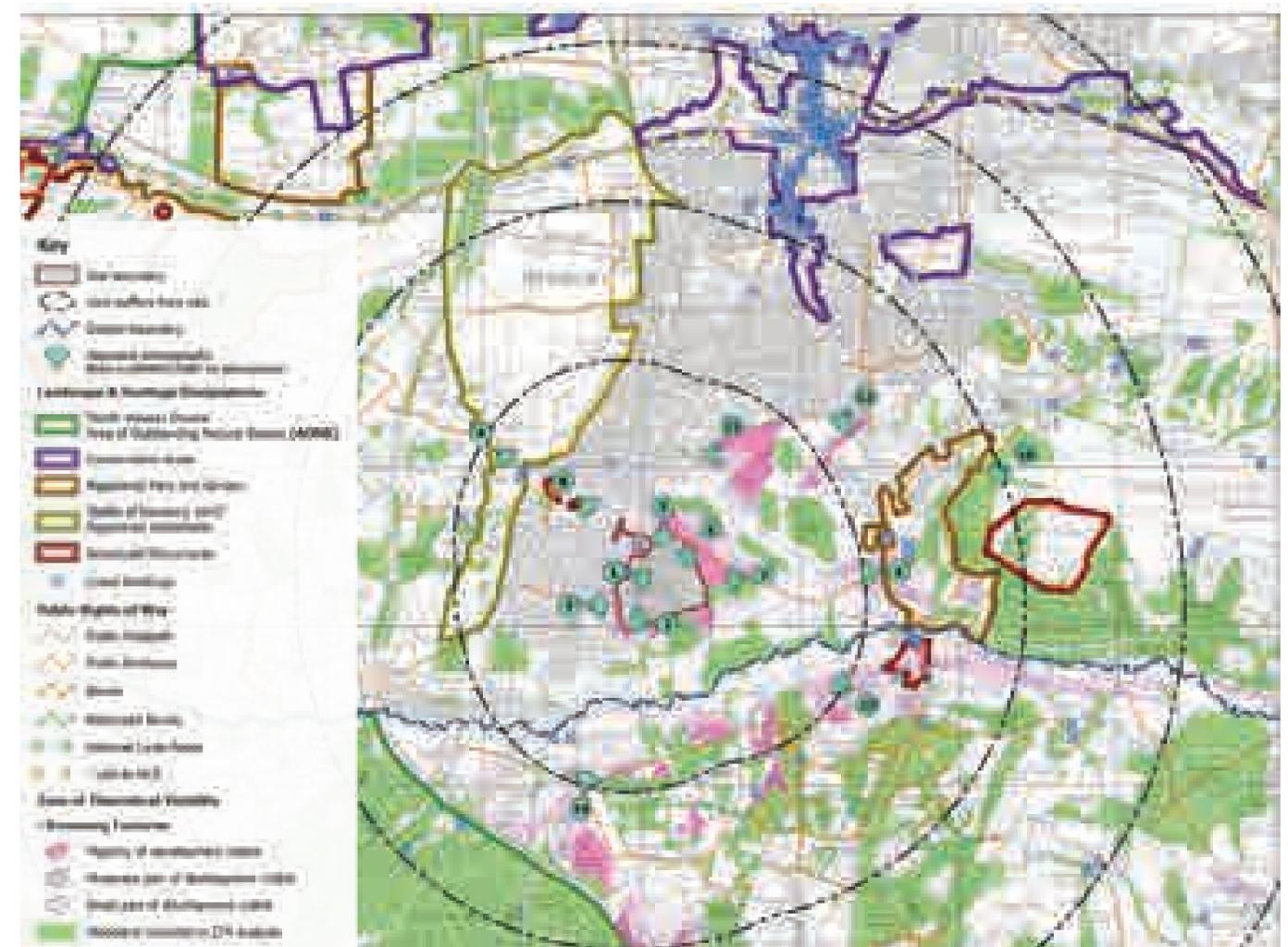


Figure 2.4 Visual Analysis

### 2.4 Visual Analysis

The adjacent figure 2.4 presents the zone of theoretical visibility for the site. The visibility of the development is influenced by the site's location

The key areas of visibility are:

- Near views from the north on Warren Road;
- Near views from Kendrick Road;
- Near views from footpath route GREE/9/1;
- Mid distance views from the east;
- Mid distance views from the south;
- Mid distance views from Sandleford Priory

# Context Assessment

## Site Analysis



Figure 2.5 Site Features



Figure 2.6 Site Contours

### 2.5 Site Landscape & Features

The site is agricultural and residential land with a site area of approximately 23 hectares. Within New Warren Farm, the land comprises a number of fields in livestock or equestrian uses, being internally divided by a network of fences, hedgerows and tree groups.

A watercourse runs through the southern part of Brick Kiln Copse (in the centre of the site) to the southern boundary. Brick Kiln Copse occupies a valley which drains to the River Enborne to the south. This is illustrated by Figure 2.6 Site Contours opposite.

Sanfoin has an area of approximately 4 hectares. It includes a main house, a separate bungalow, and extensive domestic grounds of gardens and amenity grassland enclosed by mature tree belts on boundaries, and with individual tree clumps and groups within the site.

Each of these areas is a self contained area with an intimate character and few external influences. Landform associated with the small valley combines with the woodland to form the boundary features of these 'compartments'.

This land is enclosed by a number of treed hedgerows and tree belts to field boundaries and fences. A footpath is located along the site's northern boundary with Park House School. The strong sense of enclosure provided by woodland and tree belts is important to the site's landscape character.

The landscape character of the site is broadly similar to the rural landscape to the south and the AONB beyond, which is described as "a small-scale intimate landscape.....a mosaic of ancient woods, plantations and more open farmland".

The northern and western boundaries of the Site are formed by existing settlement and land-uses relating to the urban area. There are significant areas of vegetation and mature trees which provide separation from the adjacent uses.

# Context Assessment

## Tree Survey



Figure 2.7 Wider Site Context



Figure 2.8a Tree Survey

In summary the key site issues include:-

- Local footpath access passing close to the site boundary.
- Historical context of former parkland
- Mature woodland area and treed boundaries
- Near proximity of North Wessex AONB, Sandford Priory Registered Park and Garden.
- Adjacent properties to the site on western boundary
- Long distance views to the south and east.



### 2.6 Tree Survey

As part of the Planning Application submission an arboricultural survey has been carried out. Trees on the site have been categorised as follows:-

- Category A: High Quality
- Category B: Moderate Quality
- Category C: Low Quality
- Category U: Unsuitable for Retention

The survey contains details for 330 individual trees, 31 groups of trees, 20 hedgerows and 2 woodlands.

The adjacent figures 2.8a and 2.8b summarise the results of the tree survey.



Figure 2.8b Tree Survey



Figure 2.8c Tree Survey

A supplementary tree survey of trees within Brick Kiln Cope has also been carried out as part of the design process for the sustainable urban drainage (suds) scheme forming part of these proposals. Whilst the majority of trees within Brick Kiln Cope (ie inside the peripheral trees surveyed initially and shown in Figure 2.8a/b) are self-seeded and not of good quality, the supplementary tree survey identified a number of individual tree specimens of high quality to be retained.

# Context Assessment

## Ecology

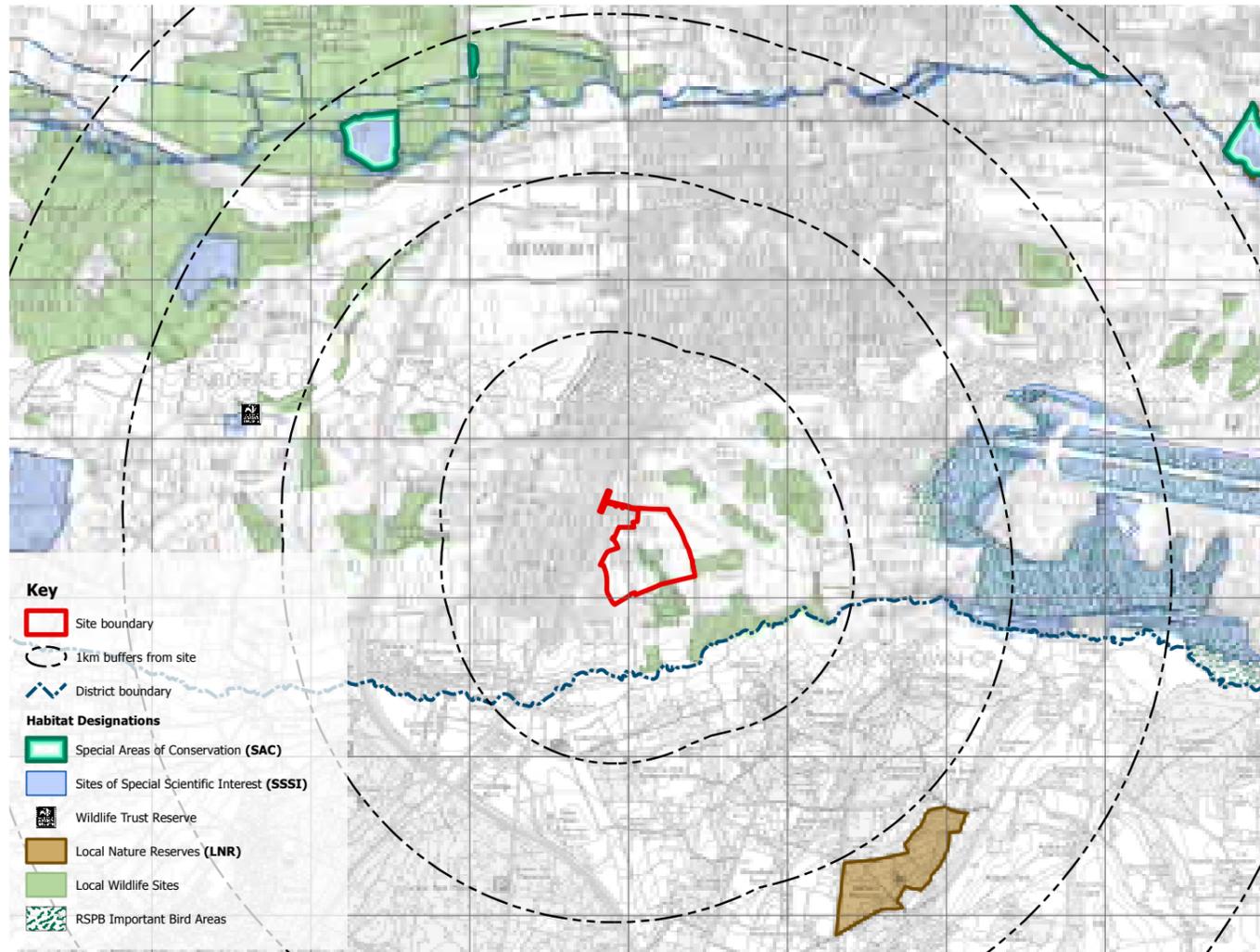


Figure 2.9 Ecological Designations



View from northern boundary on Kendrick Road looking south east across site

### 2.7 Ecological Designations

There are four Special Areas of Conservation within the study area located to the north at 3-4km from the Site boundaries, located along the River Lambourn, at Bill's Dock to the north east of Newbury racecourse, at a site to the north west between Higgs Lock and Barnetts Lock on the Kennet and Avon Canal, a site further to the north lies adjacent to the A34 close to Speen Moors Plantation.

Approximately 500m to the east of the Site, Greenham Common and Crookham Common are designated as a Site of Special Scientific Interest, representing the single largest tract of heathland and acid grassland in Berkshire. There are a number of other SSSIs in the area including the River Kennet.

The Kennet & Lambourn Floodplain and Kennet Valley Alderwoods are also designated as Special Areas of Conservation. Herbert Plantation Local Nature Reserve is mixed woodland of oak, birch, alder and pine, and is located 1.3km to the south of the Site. Bowdown Woods and Avery's Pightle (both SSSIs) are managed by the Berks, Bucks & Oxon Wildlife Trust as reserves.

There are seven blocks of woodland within the wider Sandleford Park site designated as Ancient and Semi-Natural Woodland including High Wood, Slockett's Copse and a neighbouring small block, Crook's Copse, Barn Copse, Dirty Ground Copse and the woodland in the south of the Site along the River Enborne.

Tree Preservation Order (TPO) number 786 covers trees along Newtown Road (A339). Land adjacent to Brick Kiln Copse is covered by TPO number 487.

The majority of the woodland areas within the Site are designated as Wildlife Heritage Sites namely the High Wood Complex, Waterleaze Copse and Brick Kiln Copse. These sites are non-statutory, and are defined by the Berkshire Nature Conservation Forum.

There are two Local Wildlife sites within/immediately adjacent to the site:-

- Brick Kiln Copse
- Gorse Covert

### 2.8 Existing Habitats

Ecological surveys were carried out in 2015 and 2016. These identified habitats of elevated ecological value including hedgerows, tree lines, and tree cover. The survey also identified trees and tree lines with roosting bat potential.

# Context Assessment

## Landscape & Heritage

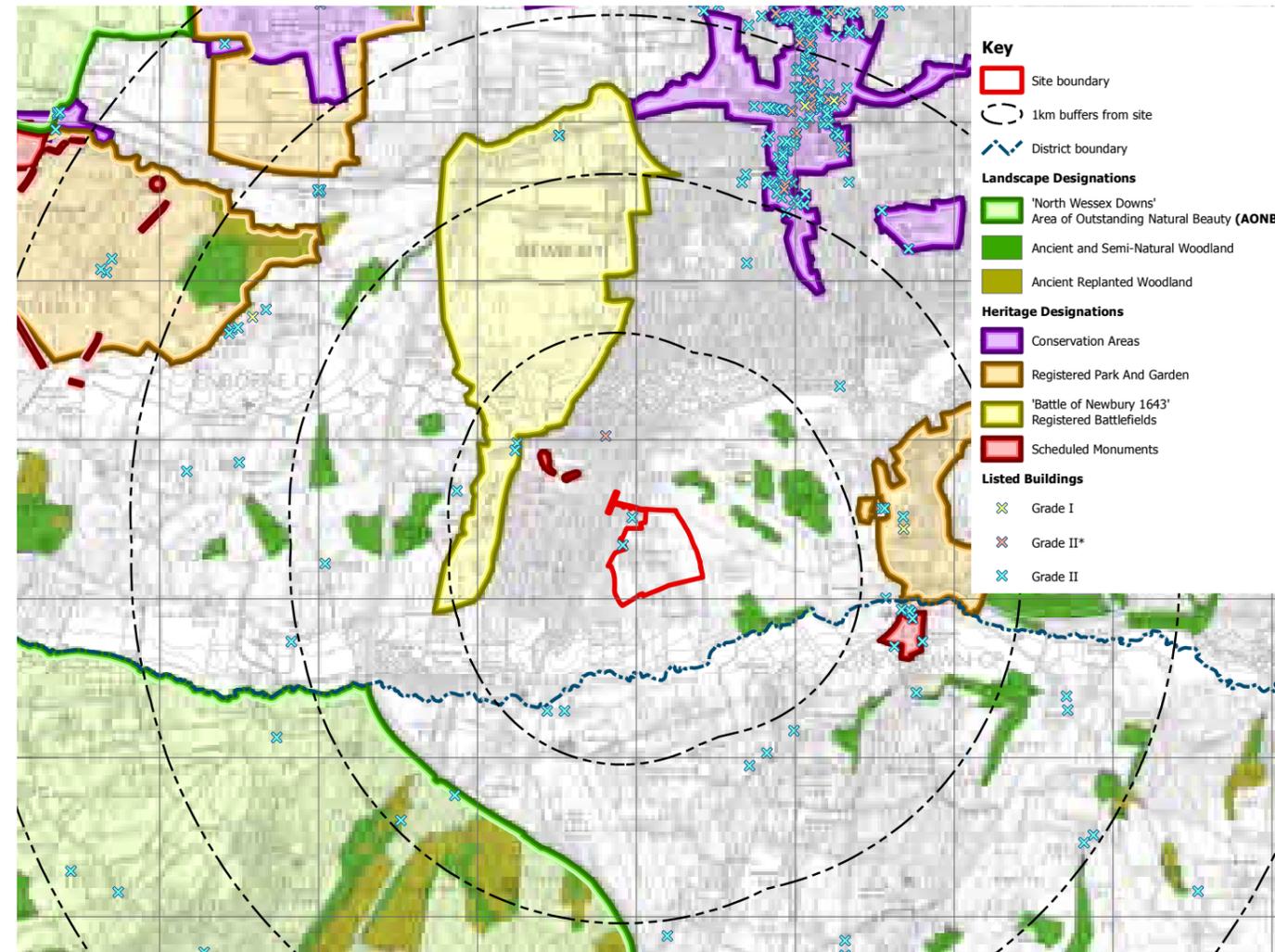


Figure 2.10: Landscape and Heritage

### 2.9 Landscape & Heritage

The figure above shows the heritage assets in the vicinity of the site.

There are no designated heritage assets within the Site, nor are there any World Heritage Sites, Conservation Areas or Registered Parks and Gardens within the site. The western edge of the Grade II Sandleford Priory Registered Park and Garden is located to the immediate east of the A339.

There are two Grade II Listed Buildings in close proximity to the site - Warren Lodge and Squirrel Cottage which are located to the northwest and west of the site respectively.

Warren Lodge is a former farmhouse c. 1858, and is associated with a 19th century barn, which is now used as a church and is within the curtilage of the lodge. Squirrel Cottage is a former early 18th century Almshouse and is the only remaining building of a former group of buildings set around a courtyard at the end of Kendrick Road.

Park Cottage, which is a built heritage asset of probable mid-19th century date is located at the north-western edge of the site boundary. The demolition works which remove the southern elevation of the building have already taken place (planning application reference 14/02416/FUL), the physical impact of the proposed scheme upon the asset are not considered as part of this assessment.

# Context Assessment

## Drainage



Figure 2.11 Existing Drainage

### 2.10 Drainage

The figure above shows the existing watercourse through Brick Kiln Copse which drains to the River Enborne to the south.

Flooding has become an increasingly important factor to address when developing sites, especially larger developments. Larger developments have the potential to increase the number of people at risk of flooding both on and off-site if appropriate measures are not put in place. At Sandleford Park West it is possible to deliver a development which fully complies with current planning guidance on flood risk (NPPF and relevant sections of the PPG).

The development lies entirely within EA flood zone 1. This is the lowest risk classification for fluvial (and tidal) flooding and indicates that the site will remain flood free even during a 1 in 1000 year flood event on the nearest main river. In this instance, the nearest main river is the River Enborne, approximately 700m south of the site. Planning authorities are encouraged to allocate housing development in flood zone 1 where possible. Any development must then prove that it does not increase the risk of flooding elsewhere. This is achieved by adopting an appropriate drainage strategy.

# Context Assessment

## Movement & Access

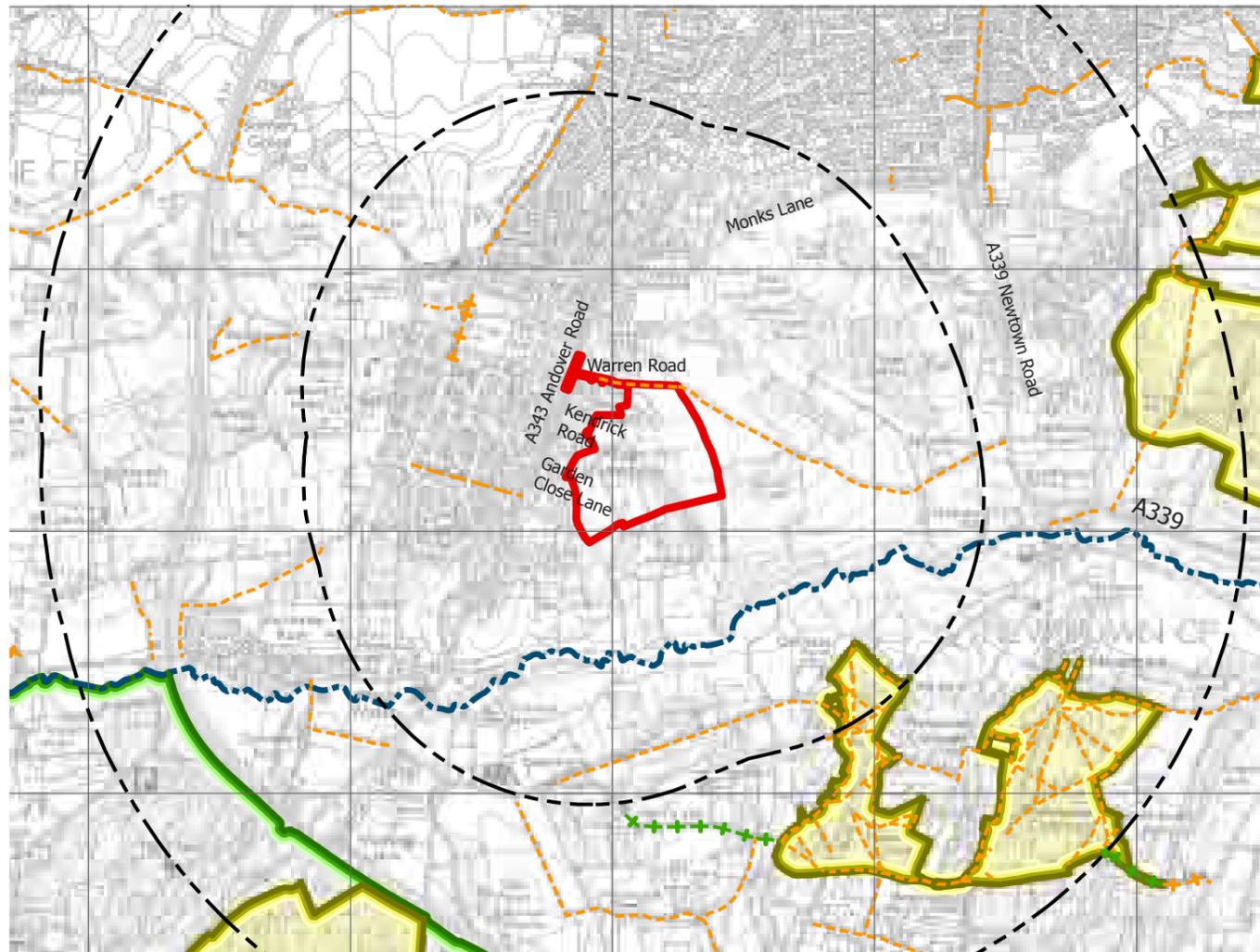


Figure 2.12 Key Access Roads

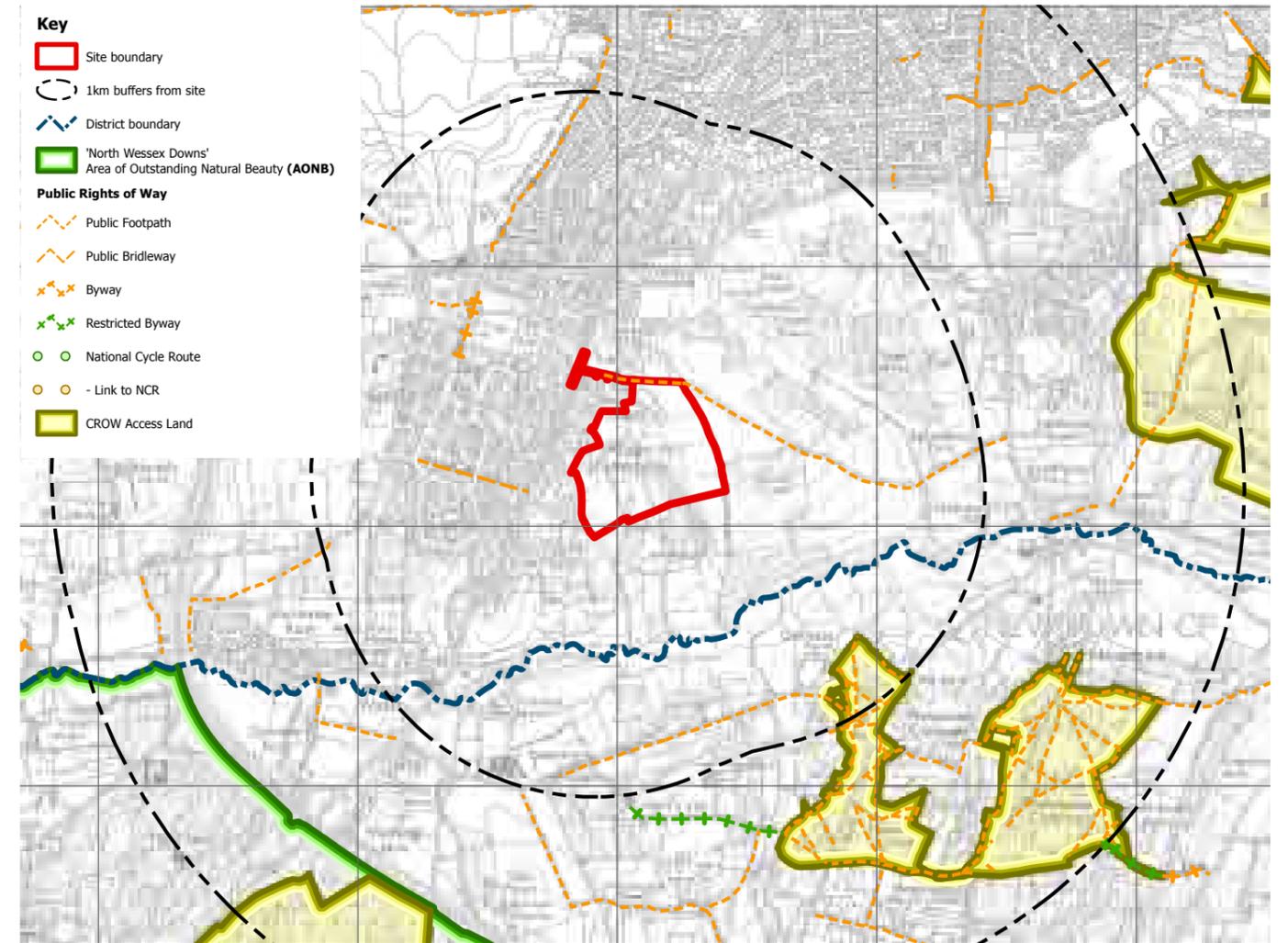


Figure 2.13 Existing Rights of Way

### 2.11 Movement & Access

The site is easily accessible, being located to the east of Andover Road/A343, which provides easy access to Newbury Town Centre. The main access to the site is from Warren Road which provides the existing access to the farm.

Planning permission was previously granted (Ref 14/02416/FUL) and subsequently implemented for improvements to Warren Road including widening and upgrading its carriageway to 4.8m width, providing the additional capacity for Warren Road to serve up to 150 additional dwellings. To the west of the site area is located Kendrick Road, which has potential to provide emergency access to the site. Although Kendrick Road is a private road, New Warren Farm benefits from a right of access along it.

Garden Close Lane also lies to the west of the site. The existing access to Sanfoin is from Garden Close Lane. This lane is a narrow single track without footways so does not offer a potential vehicular access to the site, however, the Sanfoin access could be retained as a pedestrian and cycle route from Wash Common into Sandford Park.

There are very limited public rights of way around Wash Common, such that there is little opportunity for the existing residents to walk into the surrounding countryside. One public right of way (footpath GREE/9/1) crosses the Sandford Park site extending from Warren Road to the south east across the former parkland of Sandford Priory and ending at the A339 Newtown Road.

Long distance footpaths include the Berkshire Circular Routes to the west of Newbury which are 700m from the Site at the nearest point.

National Cycle Network Route 4, which connects London to Fishguard, follows the Kennet and Avon Canal through Newbury, and is located at 2.5km to the north of the development.

### Access by Bus

The nearest bus stops are located on Andover Road opposite to the Park House School, located within 400m of the development site. The stops benefit from a standalone post, timetable information, street lighting and a lay-by. The stops are served by the number 2, 7 and PS6 bus services which provide a number of services including to Newbury town centre and the bus station.



View of Warren Road access to New Warren Farm, looking west towards Andover Road/A343



Existing private driveway access to New Warren Farm from eastern end of Warren Road

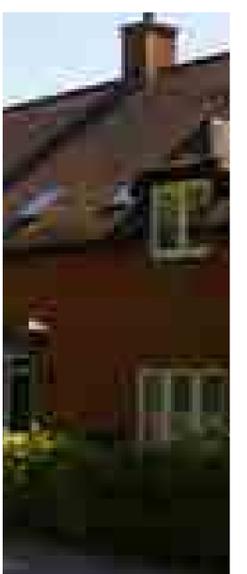
	Local Facility	Distance (m)	Walking Time (min)	Cycling Time (min)
Educational Establishments	Falkland Primary School	150	2	Less than 1 minute
	Park House School	40	Less than 1 minute	Less than 1 minute
	Newbury College	2000	25	8
Healthcare Facilities	Wash Common Dental Practice	750	9	Less than 5 minutes
	Falkland GP Surgery	1000	13	Less than 5 minutes
	Wash Common Pharmacy	1000	13	Less than 5 minutes
	West Berkshire Community Hospital	6000	-	23
Leisure Facility	Saint Francis Catholic Church	100	1	Less than 1 minute
	The Gun Public House	600	8	Less than 5 minutes
Grocery Facility	Sainsbury Local	400	5	Less than 5 minutes
	Tesco Extra superstore	1000	-	-
	Sainsbury's Superstore	4000	-	15
Transport Facility	Bus Stop	400	5	Less than 5 minutes
	Bus Station	3200	-	12
	Rail Station	3500	-	13
Other	Town Centre	2800	-	10
	Post Office	2100	26	8

#### Proximity to Key Facilities

The table above provides a summary of the key services within the local area and the travel by walking and cycling, based on IHT recommendation of 4.8kph for walking and 16kph for cycling. Distances have been measured from the access to the site on Warren Road to the key services and facilities in Newbury along existing roads. The table shows that the development site benefits from being located within close proximity of a number of key facilities which are located within an appropriate walking and cycling distance.

# Context Assessment

## Local Character



Photographs showing buildings within the vicinity of the site

Photographs showing buildings within the vicinity of the site

### 2.12 Local Character - Newbury

The Newbury Town Design Statement (Newbury Town Council/2005) includes a character area description for Wash Common which includes a large part of the site.

*'Wash Common is a large suburb south west of the town that straddles both sides of the A343 Andover Road and is surrounded by open countryside on three sides. It stretches west to the neighbouring parish of Enborne and south to the Hampshire border along the Enborne River. The majority of housing is between Enborne Street and the Andover Road. The effective 'centre' is in the north-east corner where there is a prominent parade of shops located beside two historic public houses, close to schools, churches and a petrol station.*

*The nearby Falkland Memorial on its own open space is a striking landmark. Perhaps better known is 'Wash Common' itself - a large green expanse comprising a recreation ground, allotment site, copse, ancient burial mounds of archaeological importance and an open space known as Blossoms Field. Wash Common can be divided roughly into three main sections: Andover Road, the post-war Bovis Estate and the older roads with Civil War names.*

The 'Quality Design - West Berkshire' SPD (June 2006) Part 3 sets out the residential character framework for the town.

The guidance states that West Berkshire has examples of virtually every architectural style from the mediaeval period through to the 21st Century including the following:-

- Traditional Vernacular;
- The Georgian and Regency Periods;
- Victorian Period; and
- Twentieth Century.

The documents identify a number of residential character areas in the vicinity of the site as follows:-

- semi-rural (very low density);
- inter-war suburban;
- post-war suburban;
- late 20th century suburban.

These character areas mainly include the following elements:-

**Semi-rural**

- detached and semi-detached, 2-3 storey;
- individual plots at irregular intervals;
- significant set backs;
- generous gardens;
- areas often located on the outskirts of settlement.

**Inter-war suburban**

- houses built between the World Wars (1930s), although some 1950s of similar character;
- 2 storey semi-detached, often interspersed with terraces of 4 units;
- individual plots with adjacent symmetrical frontages,
- small front gardens with minimal landscape;
- on-street parking.

**Post-war suburban**

- houses built between 1960 and 1979;
- 2 storey semi-detached, although some terraces;
- small plots;
- small cul-de-sacs or loop roads;
- small, uniform front gardens.

**Late 20th century suburban**

- comprises mainly houses or flats built or designed between 1980 and 1999;
- 2 storey detached, interspersed with 2 storey semi-detached and terraces;
- curvilinear cul-de-sacs accessed off a single distributor road;

**Victorian & Edwardian Villas**

- Mainly examples of Victorian (1837–1901) and Edwardian (1901–1910)
- Detached and semi detached, 2 – 4 Storeys.
- Individual plots at regular intervals with individual and varying architectural styles.
- Significant set backs from footways with boundaries defined by walls and hedgerows.
- Mostly off street within hard standing and garage buildings.



Figure 2.14: Local Character Areas Plan

# Context Assessment

## Constraints & Opportunities

### 2.13 Constraints & Opportunities

The adjacent constraints and opportunities plan summarises the key constraints which have been identified through a series of site surveys and also the main opportunities for the Framework Master Plan in responses to these issues.

The key issues are:-

- Access - the existing Warren Road is to be the main vehicular access to the site, Garden Close Lane provides potential for pedestrian and cycle links, and Kendrick Road provides potential for emergency access;
- Arboriculture - there are a large number of Category A trees on the site, principally along field boundaries, the Wildwoods access, and in Brick Kiln Copse;
- Landscape - the site is visually well contained;
- Ecology - existing ecological features including existing woodland/tree(s) groups, hedgerows, trees with high and medium bat roosting potential; ecological potential of existing farmhouse for bats;
- Brick Kiln Copse is a Local Wildlife Site (LWS);
- Topography - more steeply sloping land is located towards Brick Kiln Copse, rising to flatter land on the eastern side of the site and more gently rising land on the Sanfoin land to the west;
- Drainage - the existing topography falls toward Brick Kiln Copse which is the lowest point in the site for the location of balancing ponds;
- Drainage - there is an existing watercourse in Brick Kiln Copse which flows southwards to the site boundary and beyond;
- Heritage - there are two listed buildings in the vicinity of the site (1221045 and 1219539);
- New Warren Farmhouse - the retention of the existing farmhouse presents an opportunity as an attractive focal point for the development;
- Rights of way - there is a single footpath running east-west along the northern site boundary, continuing across the wider Sandford Park site.



Figure 2.15: Constraints and Opportunities Plan





# 03

**Planning Context &  
Involvement**

# Policy Context & Involvement

## Planning Policy

### 3.1 Introduction

This section provides a summary of the planning policy which is relevant to this application. Further details of the planning policy context is provided in the Planning Statement.

### 3.2 Local Policy

#### West Berkshire Core Strategy

The Core Strategy was adopted by the Council in 2012. The policy of particular relevance is Policy CS3 through which the Sandleford Park site was allocated – this policy is reproduced below:

#### Policy CS3 Sandleford Strategic Site Allocation

Within the area identified at Sandleford Park, a sustainable and high quality mixed use development will be delivered in accordance with the following parameters:

- Phased delivery of up to 2,000 dwellings, of which at least 40% will be affordable and with an emphasis on family housing. At least half the housing is planned to be delivered by 2026;
- Development to be limited to the north and west of the site in order to respect the landscape and sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;
- Residential densities on the site to be in an average range of between 30 and 50 dwellings per hectare to reflect the predominant mix of family sized homes;
- Generation of on-site renewable energy;
- Two vehicular accesses will be provided off Monks Lane with an additional sustainable transport link for pedestrians, cyclists and buses provided from Warren Road onto the Andover Road;
- Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan. Any infrastructure needs which are critical to the delivery of the site are set out in Appendix D;
- Provision of a new primary school on site and the extension of Park House School;
- Provision for retail facilities in the form of a local centre and business employment;
- 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; and
  - ◇ Respect the landscape significance of the site on the A339 approach road into Newbury

#### West Berkshire Housing Site Allocations DPD

The Housing Site Allocations DPD was adopted in 2017. The role of this DPD was to allocate non-strategic housing sites across the district to ensure the delivery of at least 10,500 dwellings to 2026, in accordance with the Core Strategy.

At the same time, the Council reviewed Settlement Boundaries across the District to allow development in principle while protecting the character of the settlements and preventing unrestricted growth into the countryside. The settlement boundary review for Newbury included bringing the curtilage of Sanfoin, Garden Close Lane, within the Settlement Boundary, together with proposed development areas of Sandleford Park (see Newbury (south) Settlement Boundary Map).

### 3.3 Supplementary Planning Documents/ Guidance

West Berkshire Council also has a number of adopted supplementary planning documents, which provide additional guidance on the interpretation of planning policies. Of relevance to this scheme are the following documents:

- Quality Design – West Berkshire
- Delivering Investment from Sustainable Development
- Sandleford Park SPD

#### Sandleford Park SPD (March 2015)

This Sandleford Park Supplementary Planning Document (SPD) was produced by West Berkshire Council in collaboration with the landowners at Sandleford Park to form a framework for the future development of the allocated site.

The primary purposes of this SPD are:

- To guide future development and investment and to provide a framework for a planning application for the site.
- To assist in the delivery of a comprehensive and sustainable development across the site as a whole.
- To set out planning and design principles and requirements for the development of land and buildings at the site.
- To help inform the local community and other stakeholders regarding the potential future development of the site and to engage them in the process.

The SPD includes the following sections:-

- A: Introduction
- B: Vision and Strategic Objectives
- C: Planning Policy Framework
- D: The Site Context
- E: Community Engagement
- F: Development Principles
- G: Delivery and Implementation

Of particular relevance is that the SPD updated the requirements of Core Strategy policy CS3 with regard to site access requirements. The SPD requires the delivery of four accesses - two from Monks Lane, one from the A339 and one via Warren Road - to be investigated.

The Vision for Sandford Park is set out below

*'Sandford Park will be a vibrant and well designed community which is a desirable place to live, providing a mix of housing for all, community and education facilities and open spaces. It will deliver a sustainable urban extension to Newbury which integrates with the local and wider neighbourhoods. Through maximising sustainable design and construction techniques, the development will mitigate against climate change and minimise carbon dioxide emissions.*

*Residents will have a high quality of life, with good access to education, jobs, services, shops and public transport – many of which are within walking and cycling distance. There will be timely and coordinated provision of the social, physical and green infrastructure required for the site.*

*The site will conserve and enhance its natural environment and respect its landscape and heritage significance. A significant feature of the site will be the extensive Country Parkland, which will increase public access to the countryside and provide a wide range of informal leisure opportunities.'*

The Sandford Park SPD identifies two neighbourhoods and ten suggested character areas, with design principles defined for each area. Four of these suggested character areas relate to the Sandford Park West site, being:-

- CA1 - Main Access Route;
- CA2 - Residential Streets;
- CA3 - Park Edge; and
- CA5 - Wash Common.

The following Design section describes how this guidance has been taken into account in the Sandford Park West masterplan. Sanfoin lies between Wash Common and the western end of Sandford Park, so it has been treated as lying within the Wash Common character area.

### **Quality Design – West Berkshire**

Quality Design – West Berkshire is a Supplementary Planning Document Series set out in 6 parts:-

- Part 1 Achieving Design Quality
- Part 2 Residential Development
- Part 3 Residential Character Framework
- Part 4 Sustainable Design Techniques
- Part 5 External Lighting
- Part 6 Area Design Focus Documents (A-E)

The overall objectives of this design guide series are;

- 'To improve the design quality and sustainability of development schemes in West Berkshire;
- To set out a check list of design and sustainability matters which should be taken into account by developers in preparing their proposals.'

Part 1 sets out a number of key design principles:-

- Character (including sense of place);
- Continuity and Enclosure;
- Quality of the Public Realm;
- Ease of Movement;
- Legibility;
- Adaptability;
- Diversity.

Part 2 sets out more specific guidance relating to residential development covering the relationship to the open countryside and landscape setting, street structure, parking, privacy, building frontages, building height, roof form, character and local distinctiveness.

Part 3 describes the Residential Character Framework and promotes the importance of character analysis as a starting point for designers.

'The purpose is to provide designers and developers with a more thorough understanding of the context within which they are working and provide a set of design principles within which to work and create innovative design solutions'.

The Framework covers the residential areas of the larger settlements within the settlement boundaries set out in the West Berkshire District Local Plan (excluding major employment areas and Town Centres) and provides a Residential Character Areas Framework for Newbury which identifies the variety of residential character types for the town.

The character areas are;

1. Historic – Vernacular/Georgian/Regency;
2. Victorian and Edwardian Terraces and Semi-Detached;
3. Victorian and Edwardian Villas;
4. Inter War Suburban Style;
5. Semi-Rural (very low density);
6. Post War Suburban Style;
7. Late 20th Century Suburban; and
8. Post 2000.



# Policy Context & Involvement

## Planning Policy

### Delivering Investment from Sustainable Development

This SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents.

This document includes a supporting topic paper on open space which sets out how the Council will deal with planning applications where a contribution towards open space will be sought.

In considering planning applications for new development, the requirement for public open spaces will be assessed, and consideration will be given as to how this can be mitigated. Developments will either be required to provide an area of open space and/or a play area as part of the site, or will be required to make a financial contribution to improve local open spaces to be used by the occupiers of the development.

### Newbury Town Design Statement

The aim of the Newbury Town Design Statement was to analyse the character of Newbury and produce a document that sets out how the local community wanted to have a positive influence on any future changes in the town, by conserving the 'best of the old', and encouraging sympathetic new development.

In order to keep the valuable contribution village and town design statements make to the planning system, West Berkshire Council's approach is to adopt appropriate future town and village design statements that provide a consensus view of the local community, whether they are prepared as part of a wider parish plan or as a stand alone document. Although village and town design statements will not have the formal statutory status of supplementary planning documents, the Council's intention is that they will act as non-statutory local authority approved guidance which is a 'material consideration' in terms.

**Andover Road Garden Suburbs**  
The South Area encompasses the garden suburbs of Andover Road between the St John's and Falkland Roundabouts, where large detached properties with rear garden plots were built in the 1920s. The road and most pavements are wide, and there are many mature trees. The road and pavements are wide, and there are many mature trees. The road and pavements are wide, and there are many mature trees.

**Andover Road (south of the Falkland Memorial)**  
Andover Road is a main thoroughfare, with the wide pavement and the road and pavements are wide, and there are many mature trees. The road and pavements are wide, and there are many mature trees.

**Character of the Area**  
The Wash Common is a large residential area on the outskirts of town with its own identity, local schools, parks, shops and community facilities. A large 1970s estate with a variety of house styles and street scenes. Heavy on street parking along the streets of smaller homes, such as Bedford Close, particularly at night. The local topography producing some steep slopes adding to the visual interest. Proximity to the open countryside on three sides. Site of historical burial mounds adjacent to the recreation grounds and close to allotments.

**4.11 Wash Common**  
A prominent feature of the Wash Common is the large, detached houses, close to the Falkland Memorial and the Falkland Roundabout. The Wash Common is a large residential area on the outskirts of town with its own identity, local schools, parks, shops and community facilities.

**Andover Road (south of the Falkland Memorial)**  
Andover Road is a main thoroughfare, with the wide pavement and the road and pavements are wide, and there are many mature trees. The road and pavements are wide, and there are many mature trees.

**Character of the Area**  
The Wash Common is a large residential area on the outskirts of town with its own identity, local schools, parks, shops and community facilities. A large 1970s estate with a variety of house styles and street scenes. Heavy on street parking along the streets of smaller homes, such as Bedford Close, particularly at night. The local topography producing some steep slopes adding to the visual interest. Proximity to the open countryside on three sides. Site of historical burial mounds adjacent to the recreation grounds and close to allotments.



There are several blocks of flats within the neighbourhood, in Villiers Way, around the Community Centre, Washbury House and Gorselands. The sloping ground of the Estate produces a varying landscape, with some striking street scenes of mature trees rising spectacularly behind houses with steep back gardens.

### Wash Common Estate

The neighbourhood bounded by Conifer Crest and Osborne Street, including Blossoms Field and Glendale Avenue is known collectively as the Wash Common Estate. The main communication routes through it are Villiers Way, which becomes Glendale Avenue, Meyrick Drive and Normay Rise. Generally houses steadily increase in size southwards, starting with terraces of up to eight houses at the Blossoms Field at the north west end of the estate. The rows of terraces and semi-detached houses off Meyrick Drive are often in closes and walkways, with blocks of garages nearby. Heavy on-street parking can cause access problems, especially for emergency vehicles. Along Meyrick Drive and Glendale Avenue there are mainly detached houses, with a few semi-detached with small front gardens, all of which are open plan. Normay Rise is made up of individually designed houses built in the 1960s, in contrast to the newer neo-Georgian style houses on Conifer Crest. These detached houses have large, well established gardens with many mature trees, producing a very pleasant, prosperous and spacious street scene.



### recommended design guidelines

**The key characteristics of the Wash Common Estate are:**

- a primarily residential area on the outskirts of town with its own identity, local schools, parks, shops and community facilities
- a large 1970s estate with a variety of house styles and street scenes
- heavy on street parking along the streets of smaller homes, such as Bedford Close, particularly at night
- the local topography producing some steep slopes adding to the visual interest
- proximity to the open countryside on three sides
- site of historical burial mounds adjacent to the recreation grounds and close to allotments.

**The following principles are suggested:**

- Any future development should respect and enhance the architectural quality and variety in the street scene.
- The design of future development should take into account the current lack of off street parking in some streets and the subsequent access problems and congestion.
- New development should, wherever possible, incorporate surrounding open countryside as part of the landscape and open space network of the area.
- Opportunities should be taken to retain established landscape features which can give a sense of place and definition to the area.
- The existing open spaces and more formal recreation area form an essential part of its character. Any new development should respect this role and ensure that these spaces are conserved and where possible enhanced.

# Policy Context & Involvement

## Involvement

### 3.4 Key Stakeholder Engagement

This section sets out the key activities in terms of stakeholder engagement which have been carried out to date. Further details are provided in the Statement of Community Involvement supporting this application.

#### Bloor Homes / Donnington New Homes 2015 public consultation

The adjacent images show the exhibition boards which formed part of the public exhibition relating to a hybrid planning application ref. 15/02300/OUTMAJ submitted to West Berkshire Council in September, 2015, which proposed up to 2,000 homes. This application was refused on 8th November, 2017.



# Policy Context & Involvement

## Involvement

### 2016 Pre-App Engagement

In 2016 pre-application discussions were held with West Berkshire Council.

In summary a number of specific points were raised, including the following, which have been responded to through the design development process:-

- The need for buffers from woods and mature tree belts;
- The need for green links, and pedestrian and cycle routes, which integrate with the adjacent Bloor scheme;
- The need for planting in the public realm;
- The need for any SUDs features in Brick Kiln Copse to minimise the loss of trees, be as natural as possible, and enhance the woodland as a habitat;
- Highway safety concerns over the primary school being located adjacent to the MAR and the need for highway design features to be introduced to reduce the design speed to 20mph.

At this time, officers advised that a single comprehensive planning application was required and that any planning application for separate areas of the allocated site would be resisted.



Figure 3.1 Draft Masterplan 2016

### 2017 Amendments

Following discussion with West Berkshire Council officers in February 2017, the further key masterplan changes were made:-

- Education land expanded by 1.0ha to provide Park House School expansion land;
- Gently curving alignment of main access route (MAR) from Warren Road running eastwards to SFP boundary replaced with MAR alignment including two virtually right-angled bends to calm traffic adjacent to the primary school;
- MAR width route also shown travelling south through the Eastern Fields, running roughly parallel to the eastern boundary with SFP;
- Other changes to road hierarchy and layout across the masterplan;
- Housing numbers reduced from up to 450 new homes including a 60 bed extra care home to 308 homes.

At this time, given the lack of progress with the delivery of a comprehensive proposal to the council's satisfaction, officers advised that the council was willing to consider two planning applications, to be considered in tandem, for the parts of the Sandleford Park site separately controlled by Donnington New Homes and Bloor Homes if such proposals demonstrated that all of the requirements of a single comprehensive proposal could equally be delivered by such tandem proposals.



**Community Consultation**

The revised draft masterplan was the subject of a public consultation event in May 2017. The event was attended by 101 people and 69 written comments were received. The consultation included two options for widening Warren Road beyond the approved 4.8m width to 6.0m width (which is required if this access route is to serve in excess of 150 new dwellings, and up to the full development capacity of the Sandleford Park site). These two options are illustrated on the exhibition boards reproduced above.

The main comments received from attendees were:

- 43 objections (63% of all comments) to the use of Warren Road as the access in principle;
- No support for Warren Road Option A (on-line widening);
- 6 supporters for Warren Road Option B (shifted into Park House School);
- 19 supporters (28% of all comments) for a southern link road to Wash Water (not part of the proposals).

There were no objections to the design of the housing layout or to the number of new homes proposed.

**Key Masterplan Changes following consultation**

The masterplan layout has since been further refined:

- The Warren Road improvements shown are limited to an initial width increase to 4.8m as previously approved by West Berkshire Council (which can serve the first 150 dwellings), also incorporating the detailed SUDs design approved by West Berkshire Council through a Discharge of Conditions application earlier this year. The intention is that the design of the further improvement to Warren Road to further increase its width to 6.0m, to enable development beyond the 150th house, is conditioned and / or required by a trigger point in the S106 agreement;
- In consequence, the alignment of the Main Access Route entering New Warren Farm from Warren Road

has changed, as has the configuration of the 3.6ha education campus;

- The position of Swings & Smiles has changed;
- The masterplan incorporates a SUDs scheme serving the full extent of development on the site and largely draining to Brick Kiln Copse;
- The revised masterplan illustrates a layout of 328 units including 51 extra care units;
- The position at which the Main Access Route meets the boundary with the balance of the Sandleford Park site is identical to that shown on Bloor Homes' planning application for up to 1,000 homes on the balance of the Sandleford Park site, thereby ensuring that the two component layouts join up to create the comprehensive masterplan.



04

**The Design**

# The Design

## The Vision

### 4.1 The Vision

#### 'Vision for Sandleford Park

Sandleford Park will be a vibrant and well designed community which is a desirable place to live, providing a mix of housing for all, community and education facilities and open spaces. It will deliver a sustainable urban extension to Newbury which integrates with the local and wider neighbourhoods. Through maximising sustainable design and construction techniques, the development will mitigate against climate change and minimise carbon dioxide emissions.

Residents will have a high quality of life, with good access to education, jobs, services, shops and public transport – many of which are within walking and cycling distance. There will be timely and coordinated provision of the social, physical and green infrastructure required for the site.

The site will conserve and enhance its natural environment and respect its landscape and heritage significance. A significant feature of the site will be the extensive Country Parkland, which will increase public access to the countryside and provide a wide range of informal leisure opportunities.'

(Sandleford Park SPD March 2015).

The layout of the Masterplan has been developed in response to the constraints and opportunities highlighted through the preceding analysis together with the Vision set out within the Sandleford Park SPD.

The adjacent figure shows the Masterplan Framework for the wider SPD area. With regard to New Warren Farm, the diagram shows the potential areas of development, areas of woodland and parkland, and key vehicular and pedestrians routes. The diagram also shows the main access points to the site. Sanfoin did not form part of the development site under consideration at the time that the WBC Core Strategy and the subsequent Sandleford Park SPD were prepared and adopted.

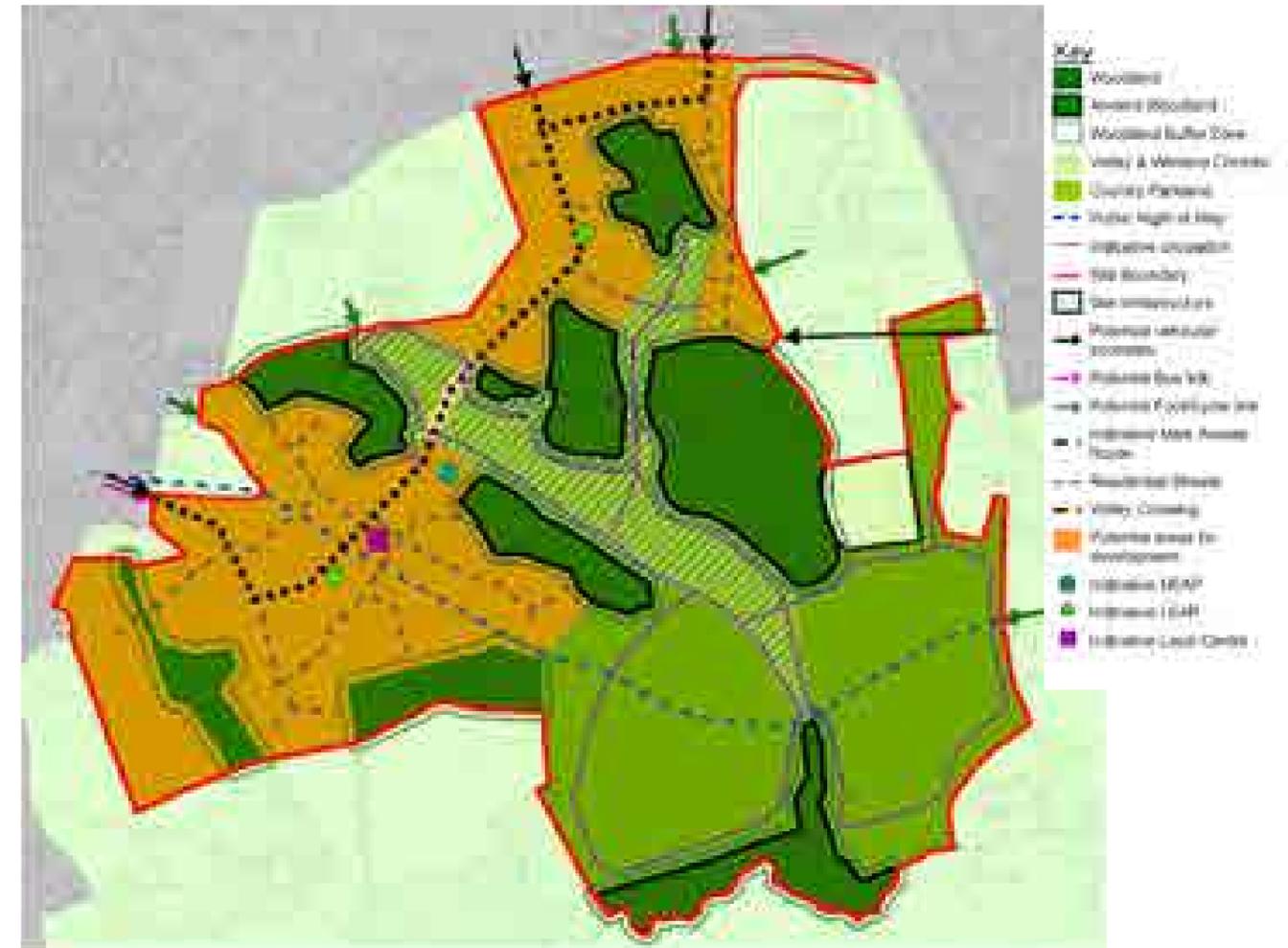


Figure 4.1: Sandleford Park SPD - Urban Design Principles. Source: Sandleford Park SPD (March 2015). Copyright: © Newbury District Council, 2015.

#### Sandleford Park SPD - Urban Design Principles

- 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.
- U2. The development will create a series of streets and spaces with clearly defined public and private areas.
- U3. Public realm and open space will be designed as an integral part of the layout and be accessible to the whole community.
- U4. Sandleford 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.
- U5. Sandleford Park will be a legible site providing recognisable routes, spaces and landmarks to help people move around the site safely and efficiently.
- 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.
- U7. Sandleford Park will be a place with variety and choice which responds to the existing and future needs of the community of Newbury.

The main design themes of the Masterplan are as follows:-

**An integrated community, meeting local need**

- Integration between the site, the adjacent residential community of Newbury and the wider Sandford Park development area;
- Provision of a family friendly environment including the construction of an appropriate range of housing types, sizes and tenures; and
- Creation of a new community within easy walking/ cycling distance of existing and proposed local facilities.

**Landscape and Ecology**

- Provision of a strong landscape and open space structure focussed upon Brick Kiln Copse;
- Protection and enhancement of existing landscape features, in particular, the existing hedgerow network and valuable trees/tree groups;
- Use of the Brick Kiln Copse Local Wildlife Site as part of the suds network, given the existing water course, involving the sensitive introduction of drainage features whilst at the same time managing the woodland and enhancing its biodiversity value as a habitat;
- Create greenway links which form part of the movement network but which will also act as wildlife corridors.

**A distinctive design**

- To define a series of character areas that reflect the Sandford Park SPD and extend its principles to the additional area of Sanfoin, and celebrating the inherent qualities of the site, incorporating significant views and features within the site;
- A distinctive design responding to local character, and a scale appropriate to its setting;
- Integration of a strong landscape structure;
- Establishment of a strong identity; and
- Ensure a 'sense of place' to the development.

**Building a sustainable development**

- Ecological well being;
- Promote the use of public transport, walking and cycling;
- Promote pedestrian and cyclist safety; and
- Incorporate sustainable drainage throughout the development.



# The Design

## Land Use Framework

### 4.2 Land Use Framework

The design of the Land Use Framework (adjacent) has been formulated according to the following key structuring 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.

### 4.3 Amount of Development

The land use strategy is based upon the provision of a number of residential development parcels and associated, play facilities, road infrastructure, strategic landscape and green space. As this is an outline application, the exact number of dwellings and the mix of sizes and house types has not been finalised.

In terms of amount the development provides the following approximate areas:-

- Residential land: 11.1 ha;
- Strategic landscape and green space, including the Brick Kiln Copse area, hedgerow/tree belt buffer zones, play space and balancing areas: 5.4 ha;
- Access road and highway infrastructure: 1.8 ha;
- Care accommodation: 0.4 ha;
- Swings and smiles: 0.26 ha;
- Primary School site: 1.4 ha. for 1 FE, 0.6 ha. for expansion;
- Park House School replacement and/or extension: 1.6 ha.



Figure 4.1: Land Use Framework

# The Design

## Illustrative Layout

### 4.4 Illustrative Layout

The Illustrative Layout (adjacent), 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 Illustrative Layout comprises the following elements:-

- a 3.6 ha education campus providing up to 2.0 ha for a primary school and 1.6 ha for the expansion of Park House School. Should any of this land not be required for education purposes, it can deliver additional housing instead;
- a strong green infrastructure strategy focussed upon Brick Kiln Copse which creates east-west and north-south green links through the site;
- balancing ponds located across and the site including within Brick Kiln Copse.
- the topography and landscape structure provide the context for two distinct residential areas to the east and west of Brick Kiln Copse;
- the main access route into the site is from Warren Road, which is to continue through to the wider Sandlesford Park area to the east;
- two secondary routes provide access to two residential communities each side of Brick Kiln Copse;
- potential emergency access from Kendrick Road;
- potential for pedestrian and cycle links from Kendrick Road and Garden Close Lane;
- New Warren Farmhouse is to be a key focal point of the development;
- one new play area (LEAP) is proposed to the north of the Eastern Fields;
- provision of a specialist play facility to be operated by the charitable organisation Swings and Smiles, adjacent to New Warren Farmhouse.

The Illustrative Layout provides an additional layer of detail. The layout of the individual housing parcels reflects the 4 key character areas which are defined in the Sandlesford Park SPD and which relate to this part of the SPD area and Sanfoin:-

- CA1 Main Access Route;
- CA2 Residential Streets;
- CA3 Park Edge; and
- CA5 Wash Common.

The Illustrative Layout shows how the residential community could be designed. The eastern neighbourhood primarily reflects the CA2 Residential Streets character area. This area is a medium density residential area comprising a mix of apartments, terraced houses and semi-detached properties, with the occasional detached landmark corner building. This character area relates closely to the proposed wider Sandlesford Park residential area which is adjacent to the eastern site boundary. The block structure of this area is more rectilinear reflecting the flatter topography of this area.

The central area in the vicinity of the main access road and the existing New Warren Farmhouse is part of the CA1 Main Access Route character area. This area is the focal point of the development providing a strong sense of arrival to the development area. It contains larger individual buildings which provide a strong frontage to the streetscape of the main access route, facing the education campus.

The western neighbourhood reflects the CA5 Wash Common character area and is characterised by a more organic layout which responds to the existing topography in this part of the site. This is a lower density area comprising a mix of detached and semi-detached properties with larger gardens and a stronger 'woodland' landscape character through the retention of existing trees and planting of new trees.

Housing adjacent to the eastern and western edges of Brick Kiln Copse reflect the CA3 Park Edge character area. Housing in these areas will relate to the adjacent woodland and its buffer green spaces, with the proposed road layout and built form following the existing contours.



Figure 4.2: Illustrative Layout

# The Design

## Green Infrastructure

### 4.5 Green Infrastructure

An inherent feature of the overall approach for the concept masterplan and illustrative layout is the creation of a linked network of green spaces, based upon existing landscape and ecological features, which links to the balance of the Sandford Park development to the east.

The ecological appraisal, landscape appraisal and tree survey work have highlighted a number of 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 (Figure 4.3) aims to provide a linked network of green corridors based upon key landscape and ecological features.

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.

The watercourse through Brick Kiln Copse is to be integrated into the SuDS strategy. It will continue to flow south to the River Enborne.

Brick Kiln Copse is a key landscape and ecological feature. Trees on the boundary of Brick Kiln Copse are to be retained and a 15m buffer zone provided between the trunks and any adjacent residential development. Similarly, a 15m buffer zone has also been provided from Gorse Covert on the eastern side of the site.

These features 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 significant trees 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 creates a sense of place and preserves the visual and perceptual connection to the adjacent countryside. This strong landscape structure also serves to integrate the development into the surrounding landscape and views into the site.

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

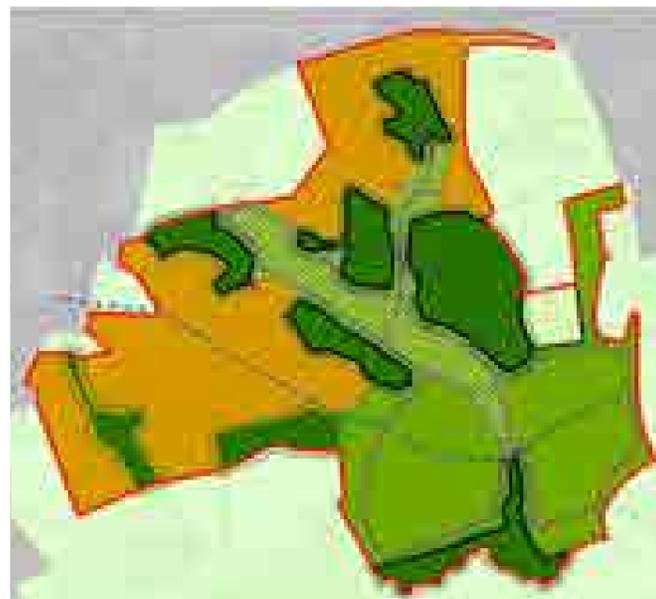


Figure 4.3: Green Infrastructure Strategy

### Sustainable Drainage

The provision of sustainable drainage systems (SuDS) is a key aspect of the development. The design of the new development will adopt measures to reduce surface water discharge through the use of SuDS, such as attenuation ponds. These systems mimic natural drainage processes to reduce the effect on the quality and quantity of runoff from developments and provide other benefits such as reducing pollution and providing new ecological habitats that encourage biodiversity whilst simultaneously providing amenity space. Undertaking this approach will make sure that these proposals do not result in an increase in flood risk elsewhere.

The green infrastructure strategy plan shows a number of indicative balancing ponds and SuDS features with both a drainage, ecological and landscape function.

Indicative balancing ponds are shown at the site entrance from Warren Road, in the centre of the site in Brick Kiln Copse, to the south of the farmhouse, and to the south-west corner of the site. These ponds should also be designed to reflect the ecological character of their landscape setting and to promote biodiversity.

The provision of balancing areas within the central part of Brick Kiln Copse will require the removal of some of the trees in Brick Kiln Copse.

Although there are mature trees around the periphery of Brick Kiln Copse, many of the trees within the copse are self-seeded. Incorporation of this area into the SuDS scheme resulted from a design process involving ecological, arboricultural and drainage engineering specialist consultants.

There is potential for suds features to be provided throughout the development. In particular, there is potential for swales to be located as an integral part of the street layout. Further details of the drainage strategy is provided in the Drainage Assessment Report.

### Play Provision

West Berkshire Council's 'Delivering Investment from Sustainable Development' SPD, includes a supporting topic paper on open space which sets out how the Council will deal with planning applications where a contribution towards open space will be sought.

The Council's open space provision standards are as follows:

Playing fields/specialist activity areas	1.20 ha/000
Equipped Play Space	0.25 ha/000
Public Amenity Space	1.6 ha/000
Total	3.05 ha/000

In addition, the Sandleford Park SPD provides the following guidance:-

P1. Sandleford Park will provide a range of public open spaces which will include the following:

- Country Parkland;
- a Neighbourhood Equipped Area of Play (NEAP);
- two Locally Equipped Areas of Play (LEAPs);
- a number of Local Areas of Play (LAPs);
- informal open space around the site;
- areas for growing food.

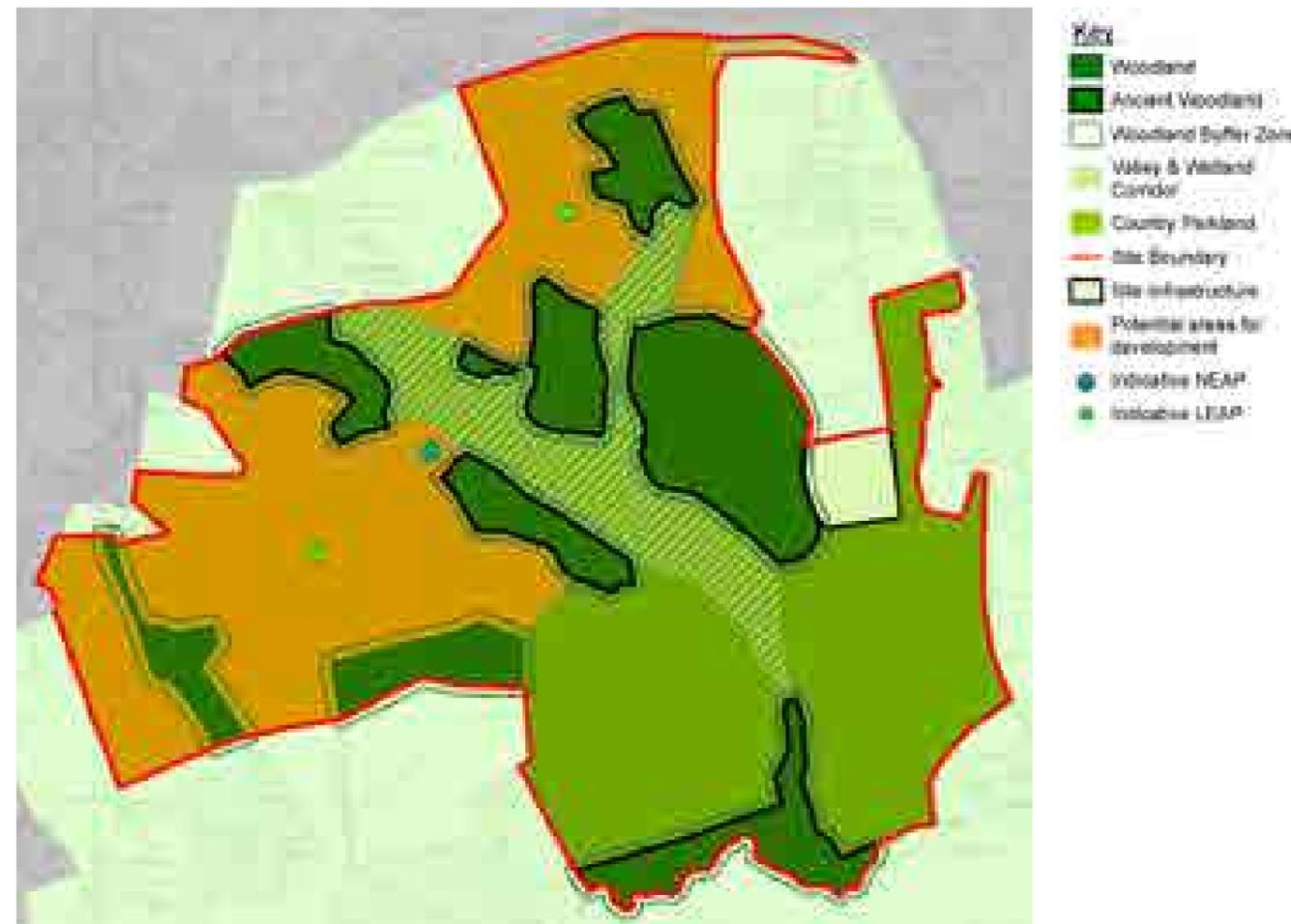
#### Locally Equipped Areas of Play (LEAP)

- A Locally Equipped Area of Play (LEAP) is a play area equipped for children between the ages of 3 and 12 years old. In accordance with best practice guidance provided by Fields In Trust (FIT) Local
- Areas of Play (LEAP) should be provided within 400m walking distance of any new development.
- The site will therefore provide two LEAPs, one in the northern and one in the western part of the site.

The western LEAP will be located within the residential development and could form part of the local centre. This LEAP will have a more formal approach to play in keeping with the character of the surrounding area.

The design and layout of the LEAPs should:

- Utilise the existing landscape assets of the site including land form and vegetation (particularly the northern site).
- Have good pedestrian and cycle links.
- Use natural materials where possible to provide a natural approach to play.
- Consider and minimise the proximity to the main highway.
- Minimise the potential for nuisance to neighbouring properties.
- Be over looked by development to promote their secure use at all times.



Accordingly, the development of Sandleford Park West will include the following play provision:-

- provision of a Locally Equipped Area of Play, located in the eastern part of the development, between the Specialist Play Facility (Swings and Smiles) and the Extra Care Housing and to be designed within a greenway link;
- provision of a number of informal Local Areas of Play (LAPs) - the number and location of which are to be agreed but they are to be located within the open space network in positions which relate closely to specific parcels of residential development, providing easy access and surveillance.

# The Design

## Green Infrastructure

### Wider Context

The adjacent figure shows the wider green infrastructure context, including existing green infrastructure assets and also proposals for the balance of Sandleford Park to show how the 2 areas are integrated.



Figure 4.4: Wider Green Infrastructure Network



# The Design

## Access & Movement

### Road & Street Layout

The movement strategy 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.

The movement strategy aims to achieve the following:

- A positive internal road layout meeting the needs of car users, pedestrians and cyclists, in line with Manual for Streets;
- Adequate parking provision to meet the likely needs of the development; and
- A layout meeting the requirements for refuse collections and large delivery vehicles.

A key challenge for the movement strategy is the existing sloping topography of the site. The orientation of streets and development blocks has 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.

The masterplan is based on an integrated movement framework that will ensure connectivity and legibility. The term legibility refers to the ease with which the form and structure of streets and buildings can be understood as a coherent pattern with people feeling more comfortable in places that have a clear structure.

In response to this understanding, the proposed masterplan introduces a well defined hierarchy of streets and spaces with varying characteristics, helping to enhance legibility. Streets will be of an appropriate width to reflect their use and importance.

The masterplan also uses other devices to promote legibility through the scheme, such as emphasising corner buildings, appropriately terminating views and vistas, using a variety of surface materials and landscaping as well as carefully locating public open spaces.



Figure 4.6: Movement Strategy

# The Design

## Access and Movement

### Stage 1 Warren Road Improvement

As described at Section 2.9 above, planning permission exists for the widening and improvement of Warren Road to a 4.8m carriageway up to the entrance of New Warren Farm (planning permission Ref. 14/02416/FUL refers) and this permission has been implemented. This improvement will serve development of up to 150 new dwellings on the Sandford Park West site.

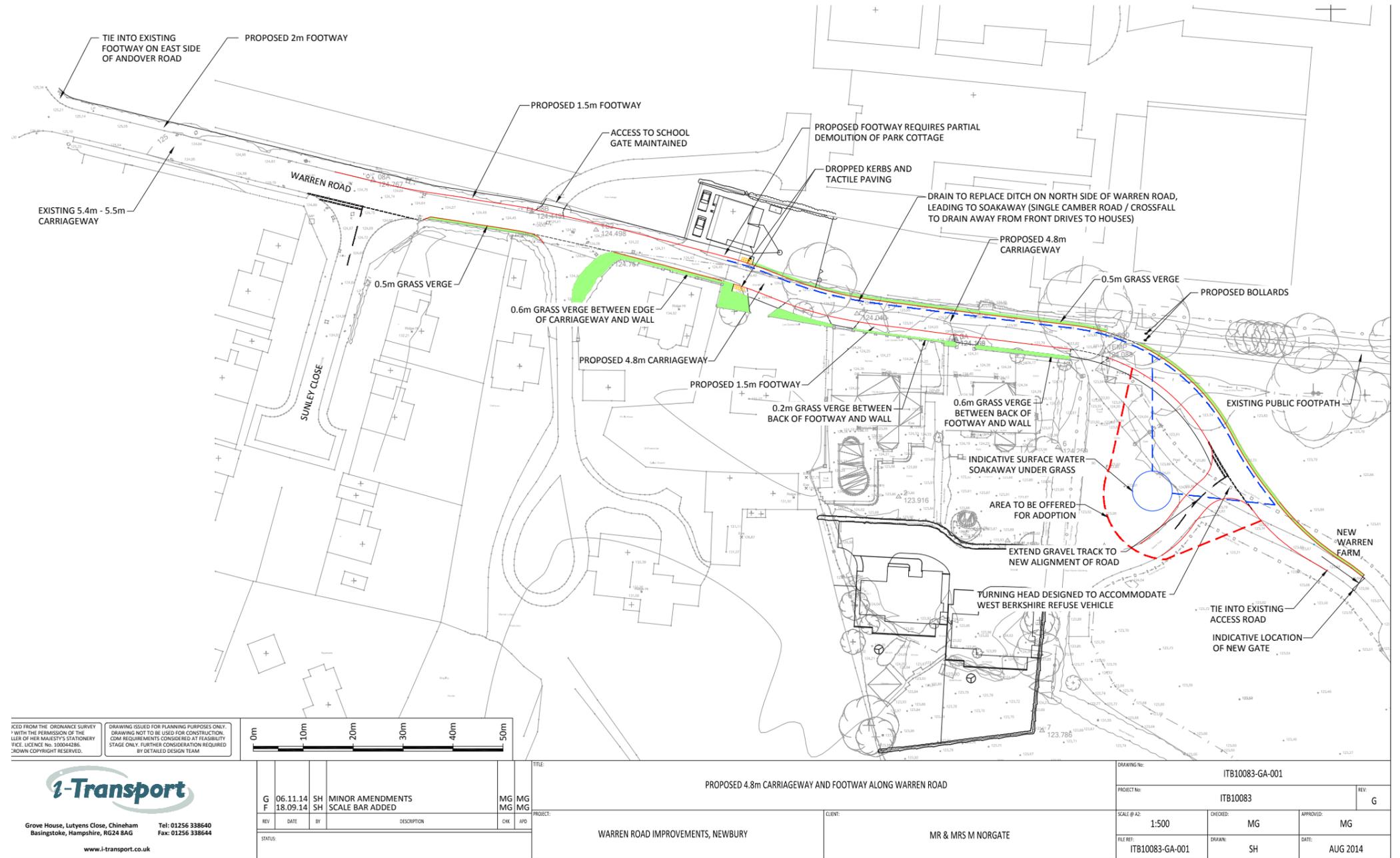


Figure 4.7: Warren Road Access

# The Design

## Access & Movement

### Stage 2 Warren Road Improvement

In order for more than 150 dwellings to be constructed, Warren Road will need to be further widened to a carriageway width of 6.0m. This further widening will involve land controlled by Park House School, with whom the applicants are in discussion. At the public consultation event in May 2017, two options for this further road widening were suggested:-

- Option A - on-line widening of Warren Road;
- Option B - re-alignment of Warren Road north of the tree belt into Park House School.

These options are described in more detail and illustrated below. The preferred option is to be agreed. The responses received from public consultation were:-

- 43 objections to the use of Warren Road as the main access in principle;
- no support for Warren Road Option A; and
- six supporters for Warren Road option B.



Figure 4.8: Warren Road Access Proposals (Option A)

### Warren Road Option A

This option proposes an improvement scheme to Warren Road, in the form of the introduction of traffic signal control, at the Andover Road / Warren Road / Church Hall car park junction.

The key aspects of the improvement scheme will include:

- Widening existing footways to provide:
  - A 2m footway with 1m verge on the west side of Andover Road (2.5m footway with 1m verge between the church hall car park and the access to Falkland Primary School);
  - A minimum 2m footway on the east side of Andover Road;
  - 2m footways either side of Warren Road;
- Signal controlled pedestrian crossings on the Andover Road (northern), Warren Road and church hall car park arms of the junction;
- Warren Road to be widened to 6 metres;
- Localised widening on Andover Road on the northbound approach to the junction, to accommodate dedicated straight ahead and right turn lanes;
- A new car parking and drop off area for the benefit of school related traffic; and
- Relocated bus layby or on-line bus stop on west side of Andover Road south of The Gabriels.

# The Design

## Access & Movement

### Warren Road Option B

This option consists of a new access road serving the site located to the north of the existing Warren Road alignment, forming a priority junction with Andover Road.

The location of the junction has been chosen to minimise the impact of the road on the existing treeline.

The key aspects of the improvement scheme will include:

- The access road would be 6m wide, widening at the junction to provide dedicated left and right turn lanes for exiting traffic.
- 2m wide footways would be provided along either side which would link to the existing footways on Andover Road.
- Dropped kerbs and tactile paving would be provided at the junction.
- A new signalised pedestrian crossing would be provided north of the junction.
- The existing Warren Road junction with Andover Road would be stopped up and a new access into Warren Road provided from the new access road to also serve properties on Sunley Close.

This option affects land comprising part of a sub-standard sized cricket pitch within the grounds of Park House School, affecting an area of up to 0.6 ha. An additional 0.6 ha has been added to the Park House School Expansion land area of 1.0 ha included within the Education Campus of 3.6 ha shown on the Illustrative Masterplan in compensation, should it be required.

It should be noted that both options A and B require land from Park House School which is controlled by the school and West Berkshire Council.



Figure 4.9: Warren Road Access Proposals (Option B)

# The Design

## Drainage Strategy

### 4.7 Drainage Strategy

Following a site investigation, design and liaison with stakeholders such as the Environment Agency, Thames Water and West Berkshire Council a preliminary drainage strategy has been produced which will feature SuDS. Infiltration is discussed in the Flood Risk Assessment and concludes that soakaways are not feasible.

It is proposed to utilise detention basins and tanks to store surface water before controlled discharge from these features to the existing watercourses, mimicking the existing drainage regime. In some areas the principle of attenuation basins was found not to be suitable in this instance due to the steepness of the site towards the copse. In these areas, underground storage in tanks is proposed.

Attenuation is to be located throughout the site, in private crated systems under parking areas, tanks under public open areas and a system of shallow basins in Brick Kiln Copse, forming an area of Wetlands.

Existing drainage in the vicinity of the site will not be made worse and may improve due to the implementation of a positive drainage system. The new system serving the development will be designed and built to more onerous standards than the existing infrastructure surrounding the development. Flood risk will not be increased elsewhere as a result of the development.



Figure 4.11 Proposed Drainage Strategy

# The Design

## Urban Form

### 4.8 Scale & Massing

The illustrative layout provides for up to 500 dwellings at a density range of between 15-57 dwellings per hectare. It is however intended that the density will vary according to the defined neighbourhood character areas.

In general terms densities and building heights will be higher fronting on to the main access road and residential streets character area, and will be lower fronting on to parkland/greenspace and in the Wash Common character area.



Figure 4.12: Density

# The Design

## Urban Form

A mixture of residential typologies are proposed for the site including apartments, terrace units, semi detached and detached units. The prevailing building height will be 2 storey across the development site, with the use of 2.5 - 3 storey buildings at key junctions, corners and focal points on the major access roads or to resolve steep gradient issues through split level housing.



Figure 4.13: Building Heights

# The Design

## Neighbourhood Character

### 4.9 Neighbourhood Character Areas

The Sandleford Park SPD masterplan is comprised of two neighbourhoods (Sandleford A and Sandleford B) and proposed 10 character areas. The SPD sets out a series of design principles and criteria to define each character area, which relate to built form, landscape and open spaces.

The SPD states that these are 'not intended to be prescriptive in term of architecture or detailed design but provide a set of design parameters to guide future development on the site'.

The key character areas for the New Warren Farm site are as follows:-

- CA1 Main Access Route;
- CA2 Residential Streets;
- CA3 Park Edge; and
- CA5 Wash Common.

The character of these four areas is each formed by a variety of streets and spaces. The character of these spaces is influenced by their unique relationship to the existing attributes of the site as well as the proposed features and forms within the development.

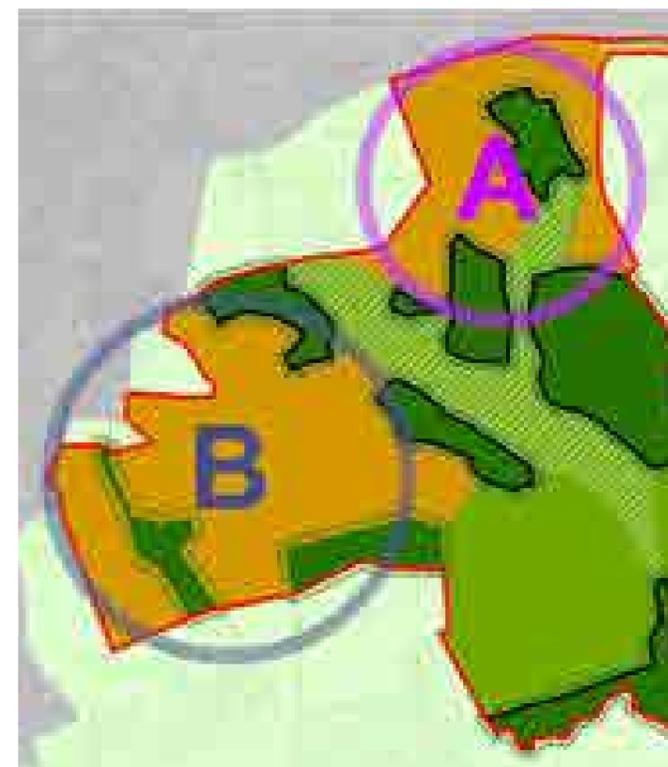
The Character Areas take into account a number of factors which include:-

- The traditional urban forms and character of settlements in Newbury (eg. streets, squares and blocks);
- The proposed land uses and in particular the location of new facilities;
- Topography;
- The pattern of open spaces and the location of retained vegetation; and
- Nearby buildings and the surrounding landscape.

Each of these character areas will have a distinctive identity, which together will create a strong sense of place for this part of the development. The broad concept for each of the character areas is described over the following pages. Within each character area, sub-areas or themes to the development will be integrated which add to the legibility of the development and help to reinforce key places and nodes. The character areas run across density boundaries thereby producing a variety of development forms within a specific character area.

The illustrations and photographs set out in this section are used to demonstrate how urban form, scale and massing should be arranged in each of the character areas.

It should be recognised this is a development for the 21st Century which should seek to develop innovative, high quality housing. At the same time, the new housing will need to respect the traditional urban form and historic character of Newbury and neighbouring villages.



- Key**
- Main Access Road (CA1)
  - Residential Streets (CA2)
  - Park Edge (CA3)
  - Monks Lane (CA4)
  - Wash Common (CA5)
  - Local Centre (CA6)
  - Valley Crossing (CA7)
  - Woodland & Ancient Woodland (CA8)
  - Valley & Wetland Corridor (CA9)
  - Country Parkland (CA10)
  - Site Boundary
  - Site Infrastructure

#### C. Character and Appearance

To assist in adding character and variety to the development the site will be defined by smaller character areas. These areas are largely determined by their function and location within the site and have been defined by their relationship with the built form, landscape and open spaces. They will respond to the surrounding environs creating a sense of identity within the larger neighbourhoods.

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.

Across the site there are 10 character areas:

- CA1 Main access route
- CA2 Residential streets
- CA3 Park Edge
- CA4 Monks Lane
- CA5 Wash Common
- CA6 Local Centre
- CA7 Valley Crossing
- CA8 Woodland
- CA9 Valley Corridors
- CA10 The Country Parkland

To define each character area a series of design principles and criteria are detailed below which relate to the built form, landscape and open spaces. They are not intended to be prescriptive in terms of architecture or detailed design but provide a set of design parameters to guide future development on the site. To show how the principles and criteria can be implemented a series of illustrations and photographs are set out within this section for each character area.

# The Design

## Neighbourhood Character

### Main Access Route Character Area (CA1)

The Main Access Route character area through the Sandleford Park West site is a key arrival point for those visiting the site and the wider Sandleford Park area.

The adjacent plan shows the extent of this character area. In accordance with the Sandleford Park SPD, the main access route provides a key link between Andover Road and the wider Sandleford Park area.

In addition, the transport strategy and layout also allow for a main southward access route through the Eastern Fields area, thereby allowing for the future provision of a southern link road to the A343 at Wash Water.



Figure 4.14: Main Access Route Character Area

### CA1 Main Access Route

#### Key design principles

- The main access route will be a two-way street with footpaths either side separated from the road by landscaped verges. On carriage-way cycle provision must be included within the design of the main access route and the potential of a semi-raised cycle way will be explored.
- Car parking will be provided in a range of ways in line with Manual for Streets. Cycle Parking will be provided in line with WBCs cycle parking guidance.
- There will be opportunities for a limited amount of on street parking along the street, particularly in the local centre area.
- The main access route will accommodate public transport and will allow for bus access and associated infrastructure (stops/shelters). Bus stops and shelters need to incorporate Real Time Information (RTI).
- Traffic calming features to be provided to achieve 20mph design speed, such as road narrowing and changes in materials and direction in line with Manual for Streets.
- Front gardens to dwellings will abut footpaths using a mixture of garden railings and mixed native/ornamental hedgerow, shrub and tree planting. Front gardens will need to be large enough to allow houses to be set back from the verges at a distance which enables verge trees to grow to full maturity without cutting back.
- Non-residential buildings will be set back from the edge of footpaths.
- The enclosure of the street will be defined by a strong building line behind private gardens providing containment of the space reflecting its hierarchy as a main route.
- Direct access to dwellings will be provided from the main access route.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways into and out of the character area and at key junctions.
- There will be a strong, formal landscape character along the main access route through formal planting of street trees and hedgerows.

(Sandleford Park SPD)

# The Design

## Neighbourhood Character

The adjacent table presents the key characteristics for the Main Access Route character area which reflects the Sandleford Park SPD.

The Main Access Route character area through the Sandleford Park West site is a key arrival point for those visiting the site and the wider Sandleford Park area.

The main focus of this area is the education campus, to include an extension to Park House School, a new primary school and early years facilities. It will be a mixed use area incorporating the existing New Warren Farm house, a specialist play facility (Swings and Smiles), extra care housing and apartments.

This area will have a strong landscaped character with tree planting within verges, creating tree lined avenues.

This main access route, aligned east-west, will be the primary access for buses and vehicular users, as well as providing direct links through the site for cyclists and pedestrians.

Buildings fronting on to the main access route will vary along its length depending on the intended character and density of development.

Building typologies will include the following:-

- a mix of apartments, semi-detached and detached houses to define the main access road streetscape plus the primary school and community building; and
- proposed apartments and extra care units, located at key corners/junctions, to define key spaces/nodes, to act as key landmarks;
- prevailing residential building heights to range from 2 - 3 storey, but also including the single storey specialist play facility building and the primary school building;
- predominantly on plot and courtyard parking to be used in accordance with each building type.

<b>Uses</b>	The Main Access Route character area through the site is to comprise residential uses, community uses and educational uses.
<b>Activities/Role</b>	This gateway area should create a high quality entrance from the west to the site and the wider Sandleford Park area. This area should act as a landmark entry point.
<b>Street Design and Layout</b>	A layout with buildings overlooking the street is to be provided. Access to the development parcels will be taken from the main access route. The SPD also states that direct access to dwellings can also be provided.
<b>Public Spaces</b>	The entrance to this character area requires an attractive public realm, linked to the wider open space network.
<b>Integration with adjacent areas</b>	Close association with the wider Sandleford Park area to create a 'seamless' transition between the 2 development areas.
<b>Density</b>	The average density would be approximately 30-35 dwellings per hectare for this area, with the potential for higher densities near the extra care housing.
<b>Built Form</b>	In terms of urban form there is an opportunity to integrate the existing farmhouse into the layout to act as a focal point. There are also opportunities for proposed corner buildings in this area along the main access route to include landmark elements. Residential building heights in this area to range between 2 - 3 storeys and to include a mix of apartments/extra care, town houses, semi-detached and detached buildings. This character area also includes the single storey specialist play facility building and the primary school building.
<b>Gardens</b>	All houses will have private rear gardens. Apartments/extra care are likely to include a mixture of shared and private amenity space.
<b>Parking</b>	Parking for the apartments/extra care is to be provided to the rear of the building in the interior of the block. Parking areas to include tree planting to reduce the visual impact of cars in the street scene. Parking for town houses is to be provided through a combination of on plot parking to the front of the house, or through a limited number of smaller courtyard parking areas.
<b>Boundary Treatment and Security</b>	There should be a clear definition of public and private areas. Buildings should positively address the main access route to provide overlooking and natural surveillance of the public realm. Frontage boundaries to include a combination of railings, low plinth walls and low hedge planting where appropriate.
<b>Landscape/ Public Realm</b>	Structural landscape and tree planting should play a key role in integrating the proposed main access road, school, new residential buildings and community uses into an attractive gateway environment.

### Main Access Route

#### Street Typology

- Design speed - 20mph
- Carriageway dimensions - 4.8 - 6.0m (plus cycle lanes on carriageway)
- Footways - 2 x 2m
- Cycleways - On carriageway in dedicated lane (1.5m on both sides)
- Access to dwellings - Yes
- Verge - Yes
- Car parking - Limited on street, residential in line with Manual for Streets
- Public transport - Yes
- Scale - 2 - 4 storeys or equivalent
- Detached - Yes
- Semi-detached - Yes
- Terraces - Yes
- Apartment buildings - Yes
- Commercial buildings - Yes
- Retail units - Yes
- Front gardens - 3 -5m
- Front boundaries - Railings and hedgerows/shrubs
- Rear and side boundaries - Timber fencing and brick walls
- Planting in street - Individual tree planting in verge
- Street furniture - Predominantly timber and metal
- Lighting - Single black painted columns
- Public art - Yes

(Sandleford Park SPD)

# The Design

## Neighbourhood Character

---

The section below illustrates the design approach for the main access route.



# The Design

## Neighbourhood Character

### Residential Streets Character Area (CA2)

The adjacent plan shows the extent of this character area, which reflects the Sandlesford Park SPD.



Figure 4.15: Residential Streets Character Area

### CA2. Residential Streets

#### Key design principles

- The residential streets will be two way streets with footpaths either side.
- Car parking will be provided in a range of ways in line with Manual for Streets. Cycle Parking will be provided in line with WBCs cycle parking guidance.
- The layout of buildings and boundaries will define the alignment of the street rather than the highway. This will allow for variety in the width of footways, highway and spaces.
- There will be some tree and hedgerow planting within the street.
- Traffic calming features will be provided to achieve 20mph design speed, such as road narrowing and changes in materials and direction in line with Manual for Streets.
- The streets will be defined by dwellings fronting onto the street with predominantly short front gardens.
- A mix of low walls, fencing or changes in material will be used to define public and private areas at the front of properties.
- The streets will provide direct access to dwellings.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways and junctions.

(Sandlesford Park SPD)

# The Design

## Neighbourhood Character

The adjacent table presents the key characteristics for the Residential Streets character area which reflects the Sandford Park SPD.

The Residential Streets character area will be an attractive residential area linking from the Main Access Route character area.

<b>Uses</b>	Predominantly medium density residential use.
<b>Activities/ Role</b>	An attractive residential environment incorporating the main access route through the Eastern Fields part of the site. The urban form and scale of buildings, and the proximity to the adjacent residential buildings in the proposed wider Sandford Park area.
<b>Street Design and Layout</b>	This area should have a traditional urban feel, with a network of streets and a series of spaces, squares and greens which closely follow the topography of the site. Within this character area there will be an opportunity for formal elements such as squares and crescents. Development should be arranged in the form of blocks with well-defined perimeters.
<b>Public Spaces</b>	Within this character area it is intended to create a rich and varied townscape, incorporating a range of spaces which will help to create a very strong sense of place. Public spaces, squares and play areas will be located at key nodes and overlooked by buildings.
<b>Integration with adjacent areas</b>	This core area of housing relates strongly to the Main Access Route character area. It also relates to the Park Edge Character Area, providing a transition between this lower density area and the Main Access Route area.
<b>Density</b>	The average density would be approximately 30 - 35 dwellings per hectare.
<b>Built Form</b>	The area will have predominantly 2 - 2½ storey buildings, with opportunities for split level 2-3 storey buildings to address changes in level. Dwelling types to include terraces, semi-detached or detached types. Detached and semi-detached buildings will be set back from the pavement edge to allow front on-plot parking. Building style in this character area should be inspired by local character and be appropriate to the proposed character of adjacent new neighbourhoods in this area. There should also be variations in the angle of the building line and alternating enclosed sections of streets allowing the creation of small incidental spaces and squares to create interest and legibility.
<b>Gardens</b>	All houses will have private rear gardens, where possible. As a general principle, back to back gardens should be created, avoiding the need for central parking courtyards.
<b>Parking</b>	Predominantly on plot parking for detached and semi-detached buildings, with limited on street parking for visitors. Parking for apartments to be provided by the provision of rear parking courts.
<b>Boundary Treatment and Security</b>	Frontage boundaries to include a combination of hedges, railings, low brick walls. Rear and side boundaries to gardens are to consist of fencing or brick walls. There should be a clear definition of public and private areas. Buildings should overlook the public realm to provide natural overlooking.
<b>Landscape/ Public Realm/ Planting</b>	The landscape treatment will reinforce the suburban character of this area. Trees and shrubs should be planted on all streets, squares and courtyards to provide a softening effect and focal point, and to help reduce the impact of on street parking.

### Residential Streets

#### Street Typology

- Design speed - 20mph
- Carriageway dimensions - 4.8 - 6.0m
- Footways - 2 x 2m
- Cycleways - In street
- Access to dwellings - Yes
- Verge - No
- Car parking - In line with Manual for Streets, including some on street parking
- Public transport - Yes, in some cases
- Scale - 2 - 3 storeys or equivalent
- Detached - Yes
- Semi-detached - Yes
- Terraces - Yes
- Apartment buildings - Yes
- Commercial buildings - No
- Retail units - No
- Front gardens - 0 -5m
- Front boundaries - Walls, railings and hedgerows/ shrubs
- Rear and side boundaries - Timber fencing and brick walls
- Planting in street - Potential for some individual tree planting
- Street furniture - Predominantly timber and metal
- Lighting - Single black painted columns
- Public art - Yes

(Sandford Park SPD)

# The Design

## Neighbourhood Character



Indicative Section for Residential Street (1)



Indicative Section for Residential Street (2)

The sections above illustrate the design approach for the 2 alternative approaches for the Residential Streets character area.

Residential Street Section 1 provides on-plot parking, with garages set back to provide parking bays to the front and side of the dwelling.

Similarly, Residential Street Section 2 provides an alternative approach with parking to the front of the dwelling on one side only.



Photographs illustrating potential character for the Eastern Fields character area

# The Design

## Neighbourhood Character

### Park Edge Character Area (CA3)

The Park Edge character area provides key areas of lower density housing to each side of Brick Kiln Copse. The adjacent plan shows the extent of this character area, which reflects the Sandleford Park SPD.



Figure 4.16: Park Edge Character Area

### CA3. Park Edge

#### Key design principles

- The park edges will be defined by a mix of informal public open space, planting and built form.
- Dwellings will overlook the open spaces by being positioned either side-on or front-on to the open spaces.
- Properties will gain access from shared surfaces at the edge of the open space.
- The open spaces will accommodate open areas, additional planting, public footpaths, cycleways and children's play areas.
- Front gardens to dwellings will use natural materials and planting to define their boundaries.
- Buildings will be set back from the edge of shared surfaces.
- Built form will provide a broken, irregular building line to soften the visual impact.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways and junctions.
- A maximum 20mph design speed will be achieved by use of materials and road widths.
- Car parking will be provided in a range of ways in line with Manual for Streets. Cycle Parking will be provided in line with WBCs cycle parking guidance.
- There will be a predominantly informal landscape character.

(Sandleford Park SPD)

# The Design

## Neighbourhood Character

The adjacent table presents the key characteristics for the Park Edge character area which reflects the Sandleford Park SPD.

The Park Edge character area will have an important relationship to Brick Kiln Copse.

Building typologies will include the following:-

- a mix of predominantly 2 - 3 storey detached and semi-detached split level homes.

On plot parking would be mainly used in accordance with each building type.

<b>Uses</b>	Predominantly low to medium density residential.
<b>Activities/ Role</b>	The character area has been devised to create a positive interface between the new development and Brick Kiln Copse in the centre of the site, Gorse Covert and other green spaces. The aim is to extend the parkland character into the residential area.
<b>Street Design and Layout</b>	The lower density residential should result in a generally more informal pattern of development and a more organic street pattern, which responds to the existing topography and landscape of the area. The highway design of this area should respond to the character area through varied carriageway widths and informal footpath treatments. Private driveways adjacent to the parkland will also be a characteristic of this area.
<b>Public Spaces</b>	The open space network will be closely linked to the adjacent residential and parkland areas and will seek to bring the parkland character into the development. The provision of green space will be a key element of this character area, in the form of strategic landscape areas and amenity green space.
<b>Integration with adjacent areas</b>	Access to adjacent areas of strategic landscape and ecological corridors should be a key factor to the design of this character area. The area will provide the transition between the Residential Streets and the green parkland character. It will also provide a similar transition between the parkland and the Wash Common character area. The parkland itself will be a resource for informal leisure, and will provide 'green links' for pedestrian and cycle movement, as well as being a corridor for wildlife.
<b>Density</b>	The average density will be approximately 25 – 30 dwellings per hectare.
<b>Built Form</b>	The lower density areas will have predominantly 2 storey buildings overlooking parkland areas. A significant feature of the low-density housing will be semi-detached and detached buildings in single plots. The lower density area should have buildings set informally within each plot. Building lines will respond to the topography, with informal, flowing alignments to follow the topography of this area. On steeper ground, there is potential for split level 2-3 storey housing to address changes in level. The alignment of streets will be informal, with variations in the angle of the building line, allowing the creation of small incidental spaces and squares to create interest and legibility. Building style in this character zone could respond to the character of local villages and lower density residential development in the area.
<b>Gardens</b>	This character area is strongly defined by the character of the adjacent green space. All houses will have private rear gardens. Within this character area, lower-density properties will have front gardens in order to integrate the residential environment into the parkland landscape.
<b>Parking</b>	Parking will be provided through on plot parking.
<b>Boundary Treatment and Security</b>	As a general principle, back to back gardens will be created. There should be a clear definition of public and private areas with buildings overlooking green spaces and the public realm to provide natural overlooking. Where it is not possible for buildings to overlook green spaces. Frontage boundaries to include a combination of low timber fencing and hedges. Rear and side boundaries to gardens are to consist of brick walls, timber fencing and hedges.
<b>Landscape/ Public Realm/ Planting</b>	This character type will have a very strong landscape structure, integrating the residential buildings into the surrounding parkland landscape. The parkland areas will have an informal, semi-natural character. Existing trees and hedgerows can be more easily retained within the parkland frontage character area to help reinforce the natural character of this area. Space for new planting will be provided within incidental green spaces and verges that will characterise this area.

### Park Edge

#### Street Typology

- Design speed - 20mph
- Carriageway dimensions - 4.8m with widening in bends
- Footways - In street
- Cycleways - In street
- Access to dwellings - Yes
- Verge - Yes
- Car parking - In line with Manual for Streets
- Public transport - No
- Scale - 1 - 2 storeys or equivalent
- Detached - Yes
- Semi-detached - Yes
- Terraces - No
- Apartment buildings - No
- Commercial buildings - No
- Retail units - No
- Front gardens - 3 -8m
- Front boundaries - Timber fencing and hedgerows/shrubs
- Rear and side boundaries - Timber fencing and hedgerows/shrubs
- Planting in street - Planting in the open space only
- Street furniture - Predominantly timber
- Lighting - Low level lighting and on buildings only
- Public art - Yes

(Sandleford Park SPD)

# The Design

## Neighbourhood Character

---



Indicative Section for Lane (Kendrick Fields)

### Private drives

This area is also to be characterised by a number of private drives. These drives will also need to respond to the topography of the site and address changes in level.

A softer treatment will be important to define these routes. This type of street will have an informal character and will have a road alignment that meanders and changes direction as it responds to the topography and natural features of the site.

In general terms, these drives will face on to areas of green space. Houses facing on to these drives will have front gardens and parking which will further enrich the area giving these streets a distinctly 'green' feel which responds to the prevailing landscape character of the area.



Indicative Section for Lane (Eastern Fields)

East of Brick Kiln copse, dwellings will back onto the open space of Brick Kiln Copse. However, the character of these dwellings will ensure that views over the Brick Kiln Copse and open space are maximised. These dwellings will front the lane to the east, providing an enclosed street whilst also responding to the steep declining nature of this area of the site, through the use of split levels.

These dwellings will appear to be 2 storey on the eastern elevation and 3 storeys on the western elevation. The principal outlook for the main habitable rooms will be towards the Brick Kiln Copse to the west.

# The Design

## Neighbourhood Character

---



Photographs illustrating potential character for the Park Edge character area

The photographs above show examples illustrating the potential character for the Park Edge character area.

# The Design

## Neighbourhood Character

---



Photographs illustrating potential character for the green space network

These photographs illustrate the potential character for the adjacent green space network.

# The Design

## Neighbourhood Character

### Wash Common Character Area (CA5)

The Wash Common character area provides an area of low density housing to the west of Brick Kiln Copse on Kendrick Fields and Sanfoin. The adjacent plan shows the extent of this character area, which reflects the Sandlesford Park SPD, and expands it into Sanfoin.

In Kendrick Fields, the challenging topography, with a slope from west to east running down to Brick Kiln Copse, significantly affects the layout. Shared surface lanes run down the slope eastwards to a similar lane running parallel to Brick Kiln Copse. This creates a series of home zones, each providing vistas to the woodland to the east.

Terraced and semi-detached units are deployed to step down the slopes of these lanes, providing an interesting roofscape.

In contrast, Sanfoin is generally more level, allowing a more organic layout of shared surface lanes and private drives of mainly detached houses of reduced density, transitioning to the very low density housing around Gorden Close Lane to the west.



Figure 4.17: Wash Common Character Area

### CA5. Wash Common

#### Key design principles

- The streets will be shared surfaces.
- Car parking will be provided in a range of ways in line with Manual for Streets. Cycle Parking will be provided in line with WBCs cycle parking guidance.
- A maximum 20mph design speed will be achieved by use of materials and road widths.
- The width and alignment of the streets will vary to avoid formality.
- The streets will be defined by dwellings set back from the street with front gardens.
- A mix of planting, low walls and fencing will be used to define public and private realm at the front of properties.
- The streets will provide direct vehicular access to serve individual dwellings.
- There will be opportunities for landmark buildings (houses or apartments) at key gateways and junctions.
- There will be a predominantly informal landscape character.

(Sandlesford Park SPD)

# The Design

## Neighbourhood Character

The adjacent table presents the key characteristics for the Wash Common character area which reflects the Sandleford Park SPD.

Kendrick Fields will have a more informal character, than the more rectilinear Eastern Fields, with shared surface lanes and private drives. Dwellings will respond to the topography allowing streets to frame views of the existing woodland. Dwellings will front onto the public open space and woodland where possible. Landscaping in this area is more informal with tree and hedge planting in front gardens.

Sanfoin will be more informal than Kendrick Fields, with housing served from an organic layout of winding shared surface lanes, creating a sense of seclusion and privacy.

<b>Uses</b>	Predominantly low density residential.
<b>Activities/ Role</b>	An attractive residential environment comprising Kendrick Fields and Sanfoin. This character area has been devised to reflect existing housing in the Wash Common area which comprises predominantly larger houses set in relatively larger plots in a mature woodled landscape.
<b>Street Design and Layout</b>	The lower density residential should result in a generally more informal pattern of development and a more organic street pattern, which responds to the existing topography and landscape of the area. This area should have a suburban feel, with a layout which closely follows the topography of the site, and a network of streets interspersed with a series of amenity green spaces. The highway design of this area should respond to the character area through varied carriageway widths and informal footpath treatments. Private driveways within the block layout will also be a characteristic of this area.
<b>Public Spaces</b>	The provision of green space will be a key element of this character area, in the form of amenity green space.
<b>Integration with adjacent areas</b>	This key area of housing relates closely to the adjacent Park Edge Character Area.
<b>Density</b>	The average density will be approximately 15 – 25 dwellings per hectare.
<b>Built Form</b>	The area will have predominantly 2 storey buildings. There may be opportunities for split level buildings to address changes in level. Dwelling types to include semi-detached or detached types. The Kendrick Fields area will have an informal layout with streets/lanes following contours. The Sanfoin area will have relatively larger plots.  Detached and semi-detached buildings will be set back from the pavement edge to allow front on-plot parking and attractive front garden planting. Building style in this character area should be inspired by the local Wash Common area. There should also be variations in the angle of the building line following existing contours, and alternating enclosed sections of streets allowing the creation of small incidental spaces and squares to create interest and legibility.
<b>Gardens</b>	This character area will have a suburban character with housing set in relatively larger plots, allowing the potential for significant new planting. As a general principle, back to back gardens should be created with all houses having private rear gardens. Within this character area, lower-density properties will have front gardens to reinforce the suburban feel.
<b>Parking</b>	Predominantly on plot parking for detached and semi-detached buildings, with limited on street parking for visitors.
<b>Boundary Treatment and Security</b>	There should be a clear definition of public and private areas with buildings positively addressing the street and overlooking the public realm to provide natural overlooking, where possible. Frontage boundaries to include a combination of low timber fencing and hedges. Rear and side boundaries to gardens are to consist of timber fencing and hedges.
<b>Landscape/ Public Realm/ Planting</b>	This character type will have a strong landscape structure reflecting the wooded character of the adjacent Wash Common area. Planting within the Kendrick Fields area will be designed to integrate the development into the sloping landform. The area will have an informal, semi-natural character. The landscape treatment will have a suburban quality appropriate to this location, with space for new planting provided within incidental green spaces and verges that will characterise this area. Trees and shrubs should be planted on all streets and amenity green spaces to provide a softening effect, to act as focal points, and to help reduce the impact of on street parking. The landscape treatment should also serve to integrate built form with retained landscape features.

### Wash Common

#### Street Typology

- Design speed - 20mph
- Carriageway dimensions - 4.8m with widening on bends
- Footways - In street
- Cycleways - In street
- Access to dwellings - Yes
- Verge - Yes
- Car parking - In line with Manual for Streets
- Public transport - Yes, in some cases
- Scale - 2 - 3 storeys or equivalent
- Detached - Yes
- Semi-detached - Yes
- Terraces - No
- Apartment buildings - No
- Commercial buildings - No
- Retail units - No
- Front gardens - 2 - 8m
- Front boundaries - Walls, railings and hedgerows/ shrubs
- Rear and side boundaries - Timber fencing and brick walls
- Planting in street - Potential for some individual tree planting
- Street furniture - Predominantly timber
- Lighting - Single black painted columns
- Public art - Yes

(Sandleford Park SPD)

# The Design

## Neighbourhood Character



Indicative Section for Wash Common lanes

The development at Sanfoin will provide a distinctive area of attractive residential streets and traditionally designed houses, respecting the nearby listed building. This will be an aspirational housing destination and high quality design will be instrumental in establishing this.

The section above illustrates the design approach for a Lane in the Wash Common character area.

The carriageway in this area is to be designed as a shared surface. Pedestrians, cyclists and vehicles share the same surface and as a result vehicles are required to travel at very low speeds.

A shared surface is designed to reduce the dominance of motor vehicles and allow the street to function as a homezone. Space for vehicles is provided, but the wider needs of local residents are the over-riding consideration in shared surface design.



Photographs illustrating potential character for the Sanfoin and Kendrick Fields character area

The space between building lines can vary along the length of shared surfaces, following the existing topography, to provide a variable surface of between 4.8 - 5.5 metres (wider on bends), plus a service strip of 2m.

Tree and shrub planting will be an integral part of the street scene. Trees, shrub planting and surface treatments should be chosen carefully to provide a visually attractive environment that has a maximum design speed of 20mph.



05

**Delivery**

# Delivery Phasing

## 5.1 Phasing

The adjacent plan shows the initial phasing strategy for New Warren Farm.

- The delivery of the masterplan is shown in 3 key phases:-
- Phase 1 - Main Access Road (including Extra Care) and Kendrick Fields;
  - Phase 2 - Sanfoin and 6.0m Warren Road access;
  - Phase 3 - Eastern Fields.

It should be noted that the number of dwellings per phase described below relates to the submitted illustrative masterplan so that the dwelling number themselves are illustrative only.

### Phase 1

- This comprises:-
- completion of the improvements to Warren Road to provide a 4.8m carriageway;
  - construction of the main access road from the eastern end of Warren Road into New Warren Farm and eastwards to the boundary between New Warren Farm and the balance of the Sandleford Park land;
  - construction of 7 homes, 51 extra care homes in the farmhouse area, and homes in Kendrick Fields.

Note:  
The design of the 6.0m Warren Road improvement must be agreed with the Council and implemented prior to the occupation of the 151st dwelling.

### Phase 2

- This comprises:-
- construction of homes on Sanfoin.

### Phase 3

- This comprises:-
- construction of homes on the Eastern Fields.



Figure 5.1: Indicative Phasing Diagram

# Delivery Next Steps

## Illustrative Housing Schedule



Project: New Warren Farm, Newbury

Client: Donnington New Homes

Character Area	No of Beds	Quantity	AH	MIX	MH	MIX
----------------	------------	----------	----	-----	----	-----

Phase 1	<b>Kendrick Fields</b>	1	16	9		7	
		2	29	2		27	
		3	24	0		24	
		4	21	0		21	
		5	19			19	
			<b>109</b>	11	10%	98	
	<b>Farmhouse</b>	1					
		2	6	6		0	
		3					
		4	1			1	
	5						
		<b>7</b>	6	86%	1		
	<b>Extra Care Units</b>	1	51	51			
			<b>167</b>	68	41%		
Phase 2	<b>Sanfoin</b>	1	16	16		0	
		2	13	10		3	
		3	9			9	
		4	19			19	
		5	8			8	
			<b>65</b>	26	40%	39	
Phase 3	<b>Eastern Fields</b>	1	10	10		0	
		2	28	20		8	
		3	19	8		11	
		4	27			27	
		5	12			12	
			<b>96</b>	38	40%	58	
	<b>TOTAL</b>		<b>328</b>	<b>132</b>	40%	<b>196</b>	60%

## 5.2 Affordable Housing

Core Strategy Policies CS3 and CS6 and the Sandleford Park SPD set out the requirement for the delivery of at least 40% affordable housing across the strategic site. Section F, Part N of the SPD confirms that extra care housing and "move on" accommodation can be provided as part of this requirement.

The need for affordable housing is a material planning consideration which can be taken into account when determining planning applications. This is supported by the NPPF which identifies the three dimensions of sustainable development: economic, social and environmental (para. 7). While these dimensions should not be considered in isolation, of particular relevance to the provision of affordable housing is the social role:

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The proposal includes the provision of 40% affordable housing across the site and for each phase, including the provision of 51 extra care units which contribute to the overall requirement.

The mix of affordable and market housing is shown on the Housing Schedule (Rev AB) which is repeated at Appendix 1 for reference. The proposal provides a total of 132 affordable units, including 51 extra care units. This will provide 68 units in phase 1 (including 51 extra care), 26 units in phase 2 and 38 in phase 3. The extra care units provide entirely one bedroom accommodation, with the remaining being predominantly one and two bedroom units and eight larger, three bedroom units.

## 5.3 Construction Indicative Timescale

### Outline Planning permission:

- Sandleford Park West application submitted February, 2018;
- To be considered alongside Bloor Homes/ Sandleford Farm outline application 16/03309/OUTMAJ or a further outline application during 2018;
- Assume that both outline applications are then twin-tracked to the same Planning Committee meeting – allow 9 months to November, 2018.

### Reserved Matters approvals:

- Preparation of detailed design matters for Phase 1 of the development – allow 4 months to March, 2019;
- Submission of comprehensive Reserved Matters application to the Council – allow 4 months for determination to July, 2019.

### "Conditions Precedent" approvals:

- Preparation of further detailed design or technical submissions – allow 2 months to September, 2019;
- Submission of Discharge of Conditions application to the Council – allow 2 months for determination to November, 2019;
- Phase 1 commencement of development on Sandleford Park West – Spring 2020.



**creative minds safe hands**

90 Victoria Street, Bristol, BS1 6DP  
Tel: +44 (0)117 925 4393  
Fax: +44 (0)117 925 4239  
[www.wyg.com](http://www.wyg.com)