

---

## 4.0 Proposed Development

### 4.1 Introduction

In accordance with the requirements of Schedule 4 of the EIA Regulations, this chapter provides the following information:

- An outline of the main alternatives studied and an indication of the main reasons for the choice made, taking into account the environmental effects;
- The design and size of the proposed development during construction and occupation;
- The developments included in the cumulative impact assessment.

The anticipated timescales for construction and occupation are set out in *Section 2* and further details on the anticipated sequence of development is included in *Section 4.4*.

As an overview, the proposed development is being applied for in outline and therefore, does not include detailed development plans as would be submitted for a full planning application.

Instead the proposed development is based on a set of development parameters and a Quantum of Development, e.g. land use, maximum number of dwellings etc. These parameters (described in *Section 4.3* and spatially defined in *Figures 4.1, 4.2 and 4.4*) provide a robust basis for the EIA.

### 4.2 An Outline of the Main Alternatives

The EIA Regulations require an ES to include:

*‘An outline of the main alternatives studied by the Applicant and an indication of the main reasons for this choice taking into account the environmental effects.’*

This section provides an overview of the alternatives considered.

#### 4.2.1 Site Location

WBC considered alternatives to the Sandleford Park site during the preparation and examination of the West Berkshire Core Strategy (2006-2026). As the site was subsequently allocated for development by WBC, no alternative locations have been considered as part of this EIA.

#### 4.2.2 ‘Do Nothing’ Scenario

The site is allocated for development under Policy CS3 of the adopted West Berkshire Core Strategy and is therefore, deemed to be ‘committed development’ in the Local Plan.

As the site is allocated for development, a ‘do nothing’ scenario has not formed part of the assessment.

However, the technical assessments in this EIA are based on the existing environmental baseline (i.e. without development) and the assessment of transport-related effects takes into account predicted future traffic both with and without the proposed development.

### 4.2.3 Site Layout

The design of the proposed development has been an iterative process informed by a consideration of the following:

- Policy CS3 of the West Berkshire Core Strategy;
- The Masterplan Framework included in Figure 13 of the Sandleford Park Supplementary Planning Document (SPD) which sets out the broad areas for development;
- Review of technical and policy constraints and opportunities during the design stage, including:
  - The retention of existing areas of Ancient Woodland and other trees and hedges where possible;
  - The existing topography of the land;
  - The locations of nearby cultural heritage features;
  - Neighbouring uses including Newbury Rugby Club;
  - Potential points of access;
  - Consideration of existing and future residential amenity.
- Assessment findings and mitigation requirements based on the results of the EIA.

Given the planning policy and guidance framework, together with the environmental and technical constraints at the site, the potential for alternative layouts was limited. As the alternative locations studied for various elements, including the primary school, were not significant in terms of their environmental effects, further detail is not included here.

## 4.3 Description of the Proposed Development

As described in *Section 4.1*, the proposed development is being applied for in outline and is therefore, based on a set of development parameters and a Quantum of Development.

The Design and Access Statement (DAS) that accompanies the planning application provides further information regarding the design of the proposed development.

### 4.3.1 Description of Development

The planning application seeks outline permission with all matters reserved (except for access) for a residential-led mixed-use development as described in *Section 1.1*. The components of the scheme are set out in *Table 4.1*.

<b>Land Use</b>	<b>Use Class and Quantum</b>
Housing	Up to 1,000 new homes (C3)  80 extra care housing units (C3)
Mixed-use Local Centre	Up to 2,150 sq m of: shops (A1), financial and professional services (A2); food and drink (A3), drinking establishments (A4) and hot food takeaways (A5).  Up to 200 sq m of business use (B1a)  Up to 500 sq m of non-residential institutions (D1)
Education	One new 2 forms of entry primary school (D1).  Safeguarded land for the expansion of Park House School (up to 1.6ha).
Green Infrastructure	Existing retained vegetation (woodland, tree belts, hedgerows); proposed woodland planting; habitat creation; open space to include a new Country Park; new footpaths and cycle routes; and swales and drainage basins.
Means of Access	Formation of two points of vehicular access onto Monks Lane, access to the A339 link road at the eastern boundary and to the proposed Sandleford Park West development at the south western boundary.  Other points of pedestrian and cycle access.

### 4.3.2 Parameters for the Proposed Development

The nature of an outline planning application is that the precise details of the proposed development are not known and these are subsequently brought forward in applications for the approval of reserved matters. In order to define the outline application and provide sufficient detail to enable a likely or reasonable ‘worst case’ assessment of the environmental effects, Parameter Plans and a Quantum of Development have been proposed and applied for.

The Parameter Plans submitted as part of the application are listed in *Table 4.2*.

<b>Parameter Plans</b>	<b>Figure</b>
Land Use and Access	<i>Figure 4.1</i> (ref: 14.273/PP02 H1)
Green Infrastructure	<i>Figure 4.2</i> (ref: 14.273/PP03 G1)
Building Heights	<i>Figure 4.4</i> (ref: 14.273/PP04 G1)

The Green Infrastructure Parameter Plan in *Figure 4.2* is supported by a Strategic Landscape and Green Infrastructure Plan (*Figure 4.3*), which provides greater detail on the types of locations of green infrastructure and landscaping being provided.

The building heights shown in *Figure 4.4* are included in *Table 4.3*.

<b>Table 4.3 – Building Heights</b>	
<b>Building Type</b>	<b>Height (above ground level)</b>
Residential Dwellings	Up to 3 storeys (13m maximum height to the ridge)
Apartments	3 storeys (13m maximum height to the ridge)
Buildings within the Local Centre	Up to 4 storeys (15m maximum height)
Schools	Up to 2 storeys (11m maximum height to the ridge)

### **4.3.3 Development Parcels**

Built development is focused at the north and west of the application site. This reflects the arrangement of development land shown on the Framework Masterplan that is part of the Sandleford Park SPD.

In addition to the Parameter Plans listed in *Table 4.2*, a Development Parcelisation Plan (*Figure 4.5*) has also been submitted which includes the following:

- Development Parcel North 1;
- Development Parcel North 2; and
- Development Parcel Central.

The following sections provide further detail relating to the proposed development within each of these parcels.

#### **Development Parcel North 1**

Development within this parcel includes new residential development, a two form entry primary school and public open space.

Two new junctions will be formed on Monks Lane, including a new three-arm roundabout shown in *Appendix D2*. The internal highway network will connect both to Development Parcel North 2 and to the eastern boundary of the application site at Newbury College to adjoin the new access road to be built to connect to the A339, as approved under planning permission 17/00158. A highway link will be constructed south of Crooks Copse to connect the two areas of residential development west and east of this woodland. Pedestrian and cycle links are also proposed from Monks Lane and to Newbury College.

Surface water drainage will be provided within the area of built development, with attenuation features also provided within areas of open space south of Crooks Copse.

A 15m buffer is provided around Crooks Copse alongside which will be a new footpath including a Trim Trail and Foraging Trail. The same buffer is provided around High Wood.

## **Development Parcel North 2**

Development Parcel North 2 is located to the south west of Development Parcel 1 North and predominantly comprises residential development, along with the following:

- Extension of the main access road through the site and to the east into Development Parcel North 1 and to the south west towards Development Parcel Central.
- New pedestrian linkage to Newbury Rugby Club.
- Public open space and green infrastructure relating to Slackett's Copse and Crook's Copse, outside of the 15m buffer.

## **Development Parcel Central**

Development Parcel Central is located at the west of the site and will include:

- Residential development;
- A mixed-use local centre;
- 80 extra care housing units;
- Land safeguarded for the potential expansion of Park House School;
- The extension of the main access road from Development Parcel North 2 across the valley corridor to the western boundary;
- Pedestrian and cycle routes connecting to the lane at the eastern end of Warren Road, the proposed Country Park, the Park House School expansion land and the proposed Sandleford Park West development.

### **4.3.4 Means of Access**

Vehicular access into the site will be from Monks Lane. The proposed junction arrangements are shown in *Appendix D2*.

A main access road will be constructed through each of the development parcels as shown on the Land Use and Access Parameter Plan (*Figure 4.1*).

Construction of the main access road through the development will be controlled by means of planning condition to ensure its construction relative to individual development parcels. The main access road will be built to the western boundary to provide vehicular access to the Sandleford Park West site.

*Figure 4.9* shows an illustrative general arrangement and sections for the proposed central valley crossing. This has been designed to include for an emergency access to Development Parcel Central in case the carriageway becomes blocked. Although illustrative and not part of the application, the environmental effects of the proposed valley crossing have been assessed as part of this ES. Further information is also provided in the Transport Assessment.

The application site contains pedestrian and cycle routes which link into Newbury's existing walking and cycling networks, with access to Monks Lane, Warren Road and Newtown Road.

The development also incorporates improved footpath and cycle linkages to existing services and facilities in the locality, including Newbury Rugby Club, Newbury College and Park House School, as well as wider links to Wash Common (via Warren Road), Newbury Town Centre and the railway station.

The proposal includes new public transport provision in the form of a bus loop, which will access and egress the site from Monk's Lane, with potential to link to Andover Road in the future.

#### 4.3.5 Open Space

The Green Infrastructure Parameter Plan is shown in *Figure 4.2* and further detail is shown in the Strategic Landscape and Green Infrastructure Plan (*Figure 4.3*), including the location of the various open space components listed below:

- Country Park;
- A neighbourhood equipped area of play (NEAP);
- Two locally equipped areas of play (LEAP); and
- Informal open space.

Local areas of play will also be provided within the residential components of the development.

The Country Park is located in the southern part of the site with an area of approximately 82 hectares in size. The Country Park includes both formal and informal recreation areas, with more formal areas including a circular walk, cycle path, educational trails and a sculpture trail. Picnic areas and mown grass create more informal areas.

The green links throughout the site make connections via paths and open spaces between the wider urban area, Country Park, areas of ancient woodland, the primary and secondary schools and children's play area.

Delivery of the Country Park will occur alongside the phased development of the residential components.

## 4.4 Sequence of Construction and Development

Construction traffic will access and egress the site from Monks Lane and a haul route will be laid out through the site to enable construction traffic access to Development Parcel Central.

The timing of the construction of the primary school in Development Parcel North 1 will be determined by the Local Education Authority (LEA). At the time of writing the LEA has not indicated firm timescales for the construction of the school and this decision will be influenced by the timing of the new Highwood Copse Primary School.

Following Development Parcel North 1, development will proceed into Development Parcel North 2 and then Development Parcel Central.

As each identified Development Parcel is developed, the Country Park scheme will be provided to ensure its phased implementation alongside future occupation of the development.

The construction of the main access road to the western boundary is anticipated to be within six years of the commencement of development in Development Parcel North 1.

Drainage and utilities infrastructure will be provided on a phased basis.

## 4.5 Developments Informing the Cumulative Assessment

As explained in *Section 2.7*, the cumulative impact assessment includes consideration of the proposed Sandleford Park West scheme, as well as other nearby developments.

### 4.5.1 Sandleford Park West

The following planning application for Sandleford Park West has been submitted by Donnington New Homes:

*'Outline application for up to 500 new homes, including 40% affordable, a 1 form entry primary school with land for its expansion to 2 form entry, replacement and/or expansion land for Park House Academy School, extra care elderly units as part of the affordable housing provision, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play areas and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure.'*

The application boundary for Sandleford Park West is shown in *Figure 4.6*. An Illustrative Masterplan showing both Sandleford Park and Sandleford Park West has been jointly prepared and is shown in *Figure 4.7*. This forms the basis of the cumulative assessment.

It is understood that improvements to Warren Road are necessary to enable access to the full 500 dwelling development and a separate planning application (ref: 19/02707/FUL) was submitted to WBC in October 2019 for:

*'Improvements and enhancements to Warren Road to serve New Warren Farm following demolition of Park Cottage with associated landscaping and trees.'*

The application proposes the enhancement and upgrade of Warren Road to provide a 6m wide carriageway with 2m wide footways on both sides. Park Cottage would be demolished to facilitate the works and 12 trees would be lost. To mitigate for this tree loss, 16 new trees would be planted of similar species and in an arrangement that reflects the existing landscape character.

### 4.5.2 Other Developments

The EIA Scoping Opinion identified a number of other development schemes that should be included in the cumulative assessment and these are shown in *Table 4.4*. In addition, the consented Highwood Copse Primary School is also included in *Table 4.4*.

The developments to be assessed include those with planning permission, as well as several proposed site allocations. It should be noted that the consented schemes at Newbury Rugby Club and Greenacres Leisure have now been constructed and form part of the environmental baseline.

The locations of the developments in *Table 4.4* are shown in *Figure 4.8*.

<b>Table 4.4 – Cumulative Developments</b>			
<b>ID</b>	<b>Development</b>	<b>Policy Number or Application Reference</b>	<b>Proposed Development</b>
1	Newbury Racecourse (NEW030)	09/00971/OUTMAJ and subsequent reserved matters applications.	Up to 1,500 dwellings and local centre
2	Land adjacent to Hilltop, Oxford Road, Donnington, Newbury	Ref: 14/02480/OUTMAJ (allowed at appeal – APP/W0340/W/16/3143214)	Up to 401 dwellings, local centre and one form entry primary school
3	London Road Industrial Estate	Area of Regeneration in the Housing Allocations SPD	-
4	Land north of Newbury College, Monks Lane, Newbury (NEW012)	HSA1	15 dwellings
5	Land off Greenham Road and New Road, South East Newbury (NEW047B, NEW047C, NEW047D)	HSA4	Up to 255 dwellings
6	Land at Warren Road, Newbury (NEW104)	Now included in Sandleford Park West	10 dwellings
7	Land at Bath Road, Speen (NEW042)	HSA2	100 dwellings
8	Land at Coley Farm, Stoney Lane (NEW045)	HSA3	75 dwellings
9	Land at Moor Lane Depot (NEW106)	Not allocated in the Housing Site Allocations DPD	42 dwellings
10	Newbury RFC, Monks Lane, Newbury	13/02581/COMIND	Proposed sports and leisure club – now constructed
11	Greenacres Leisure, Pyle Hill, Newbury	12/02884/FULEXT	40 dwellings – now constructed
12	Market Street Redevelopment, Newbury	16/00547/FULEXT and 17/02372/NONMAT	232 dwellings, flexible commercial floor space and a multi-storey car park
13	Highwood Copse Primary School	17/00158/COMIND and 17/03434/COMIND	New one form entry primary school
14	Land on North side of Pyle Hill	17/00223/FULEXT	71 dwellings
15	Land at Hutton Close, Newbury	17/01348/FULEXT	80 residential dwellings