

MEMORANDUM OF UNDERSTANDING

SANDLEFORD PARK / SANDLEFORD PARK WEST

Bloor Homes and Sandleford Farm Partnership

Donnington New Homes

This Memorandum of Understanding has been prepared by Bloor Homes / Sandleford Farm Partnership and Donnington New Homes (hereafter “the Applicants”) who together control the full extent of the Sandleford Park site which is allocated under Policy CS3 of the West Berkshire Core Strategy (2012). The purpose of this Memorandum of Understanding is to set out the commitment that the Applicants have made in principle to work collaboratively together to deliver the comprehensive development of Sandleford Park. These commitments will be formalised in S106 Agreements forming parts of the Sandleford Park and Sandleford Park West outline applications.

A masterplan and other comprehensive plans and documents have been jointly prepared by the Applicants to ensure the coordinated provision of the infrastructure, services, open space and facilities required in association with the planned housing development, in accordance with adopted planning policy requirements. Whilst the Applicants are submitting separate Outline Planning Applications - at Sandleford Park and Sandleford Park West – for the parts of the site in their respective control, these two planning applications will together deliver the holistically planned comprehensive development sought by the local planning authority.

The two Outline Planning Applications were submitted on the 23rd March 2018 and were duly registered on the 10th and 11th April respectively.

The Sandleford Park Outline application was amended by a submission dated 23rd October 2019 and the Sandleford Park West Outline application was formally amended by a submission dated 12th December 2019.

The Sandleford Park Application will seek planning permission for the following proposed development:

Up to 1,000 new homes; 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works.

The Sandleford Park West Application will seek planning permission for the following proposed development:

Outline planning application for up to 500 new homes, including Class C3 extra care units as part of 40% affordable housing, a 1 form entry primary school, expansion land for Park House Academy School, 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 area and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure.

These development proposals are shown together on the following illustrative plans, which are included at *Appendix 1*:

14.273 171	Illustrative Layout
14.273/PP02 Rev I	(Combined) Land Use and Access Parameter Plan
14.273/PP03 Rev H	(Combined) Green Infrastructure Parameter Plan
14.273/PP04 Rev H	(Combined) Building Heights Parameter Plan
04627.00005.16.633.15	(Combined) Strategic Landscape and Green Infrastructure Plan

Equivalent Parameter Plans relating to the individual application sites accompany each planning application and are to be approved as part of each planning permission. These are listed below:

	Sandleford Park	Sandleford Park West
Land Use and Access Parameter Plan	14.273/PP02 Rev H1	A090455_PP-01 Rev B A090455_PP-02 Rev C
Green Infrastructure Parameter Plan	14.273/PP03 Rev G1	A090455_PP-06 Rev F
Building Heights Parameter Plan	14.273/PP04 Rev G1	A090455_PP-03 Rev C

Each development will be required to be undertaken only in substantial accordance with these plans.

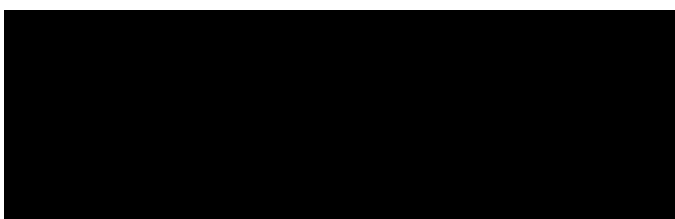
The infrastructure which the Applicants are committed to provide and/or fund as part of the respective development proposals are set out at *Appendix 2*. These will be secured either by planning condition or planning obligation associated with the individual planning permissions. The respective planning conditions and directly related planning obligations for each planning permission will be independent of the other but cumulatively will deliver the Sandleford Park development.

Signed

Donnington New Homes

Bloor Homes/Sandleford Farm Partnership

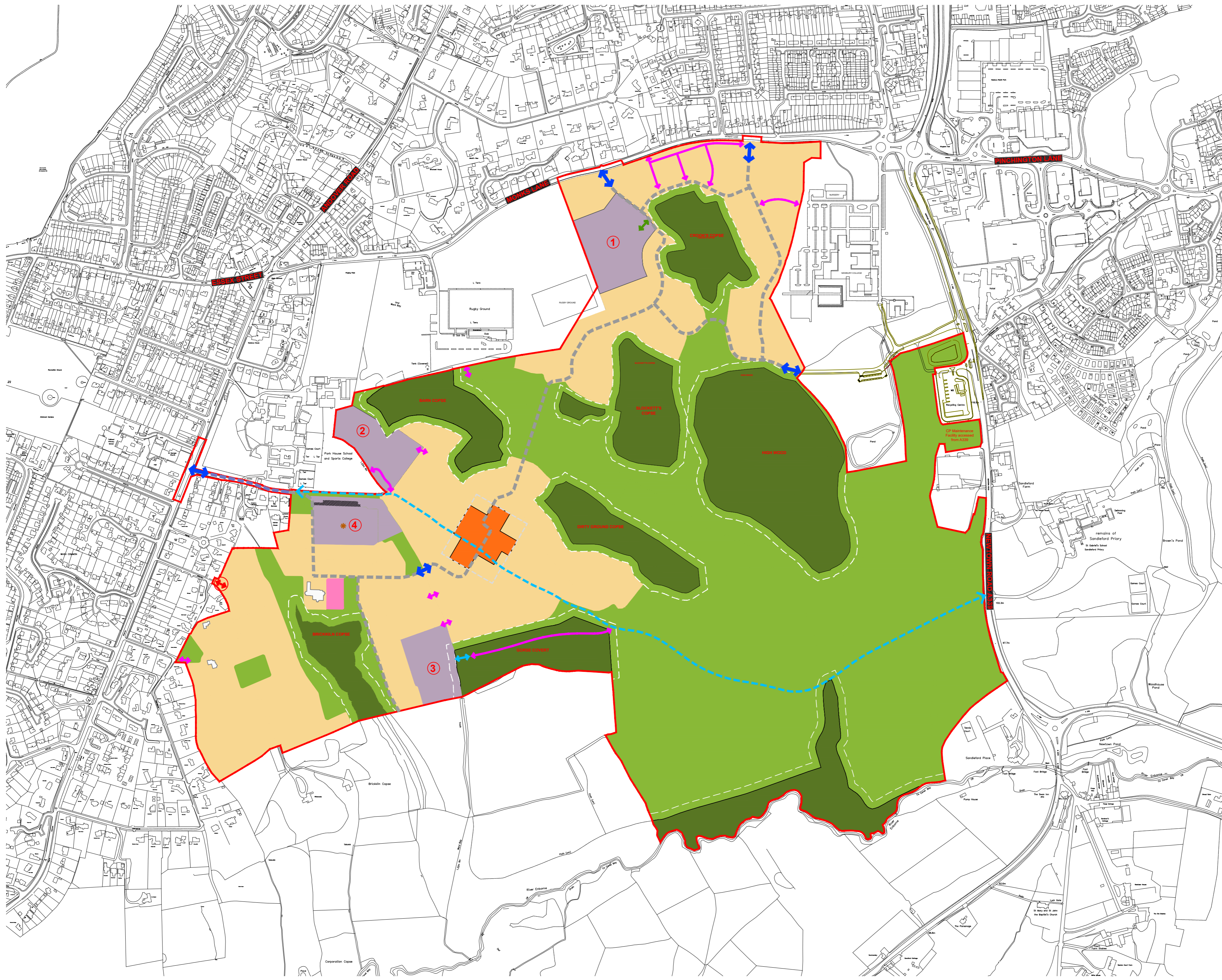
10th June 2020



APPENDIX 1: COMBINED PLANS FOR SANDLEFORD PARK AND SANDLEFORD PARK WEST

Notes:
The drawings are the work of the architect and are not to be used for any other purpose without the written consent of the architect.
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Do not scale from this drawing. All contractors must visit the site and be responsible for taking and checking Dimensions.

Key:
 Combined Sandelford and Sandelford Park West application boundary

- LAND USE**
- Proposed Development Footprint Residential
 - Local Centre Comprising of Flexible Mixed Uses (Use Classes A1 - A5, B1.a, D1 and C3)
 - Maximum Extent of the Location of Mixed Uses within the Local Centre
 - Education Land
 1. Proposed 2 Form Entry Primary School
 2. Area of land safeguarded for expansion of Park House School
 3. Proposed 1 Form Entry Primary School
 4. Area of land for the potential future expansion of Park House School
 - 4G Pitch Car Parking & School Drop Off Area
 - Swings & Smiles - Recreational facility
 - Existing Buildings for Conversion / Extension to Residential
- ACCESS**
- Proposed Access Points for 'All Traffic Modes'
 - Proposed Main Access Road (Indicative alignment)
 - Link to Andover Road
 - Existing Public Footpath Retained and upgraded as a shared footpath cycle link
 - Proposed Key Footpath/Cycle Links
 - Potential Future Link with 1FE School
 - Emergency Access
 - Indicative Access to School
 - OTHER
 - For details of Green Infrastructure please refer to Strategic Landscape and Green Infrastructure Plan prepared by SLR
 - Construction Compound for Development of Sandelford Park West & PHS Works

KEY - to be read in conjunction with plans PP03 and PP04

28.05.2020	Amended - Elderly residential	CR	AB	
18.05.2020	Amended - Link to Andover Road/Education (4)	CR	AB	
11.12.2019	Combined plan	CR	AB	
Rev	Date	Description	Drawn	Chkd

Client
 Bloor Homes & Donnington New Homes

Boyer

Project
Sandelford Park Newbury

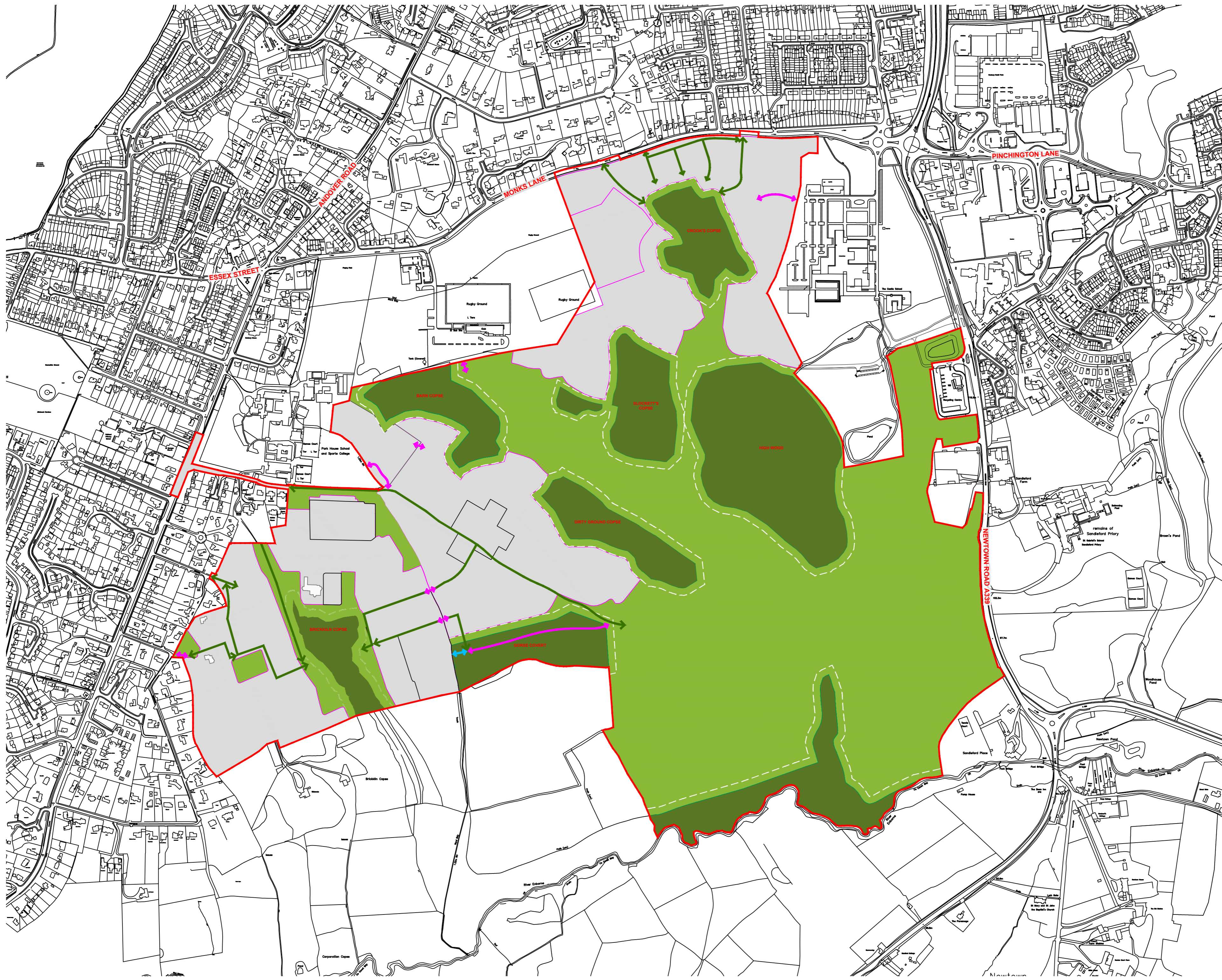
Drawing Title
Parameter Plans Land Use and Access Plan

Drawing No. **PP02** Job Ref. **14.273**

Scale @ A2 **1:5000** Revision **1**

Scale Bar
 0 50 100 150m

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Key:
 Combined Sandleford and Sandleford Park West application boundary

GREEN INFRASTRUCTURE
 Existing Woodlands to be Retained
 15m Buffer to Retained Woodlands and Local Wildlife Sites
 Green links
 Proposed Key Footpath/Cycle Links
 Potential Future Link with IFE School
 For details of Green Infrastructure please refer to Strategic Landscape and Green Infrastructure Plan prepared by SLR

FOR CONTEXTUAL INFORMATION
 Development Parcels
 Existing Buildings for Conversion / Extension to Residential

KEY - to be read in conjunction with plans PP02 and PP04

26.05.2022	Amended- Green links	CR	AB	
11.12.2019	Combined plan	CR	AB	
Rev	Date	Description	Drawn	Chkd
Client				
Bloor Homes & Donnington New Homes				

Boyer

Project
**Sandleford Park
 Newbury**

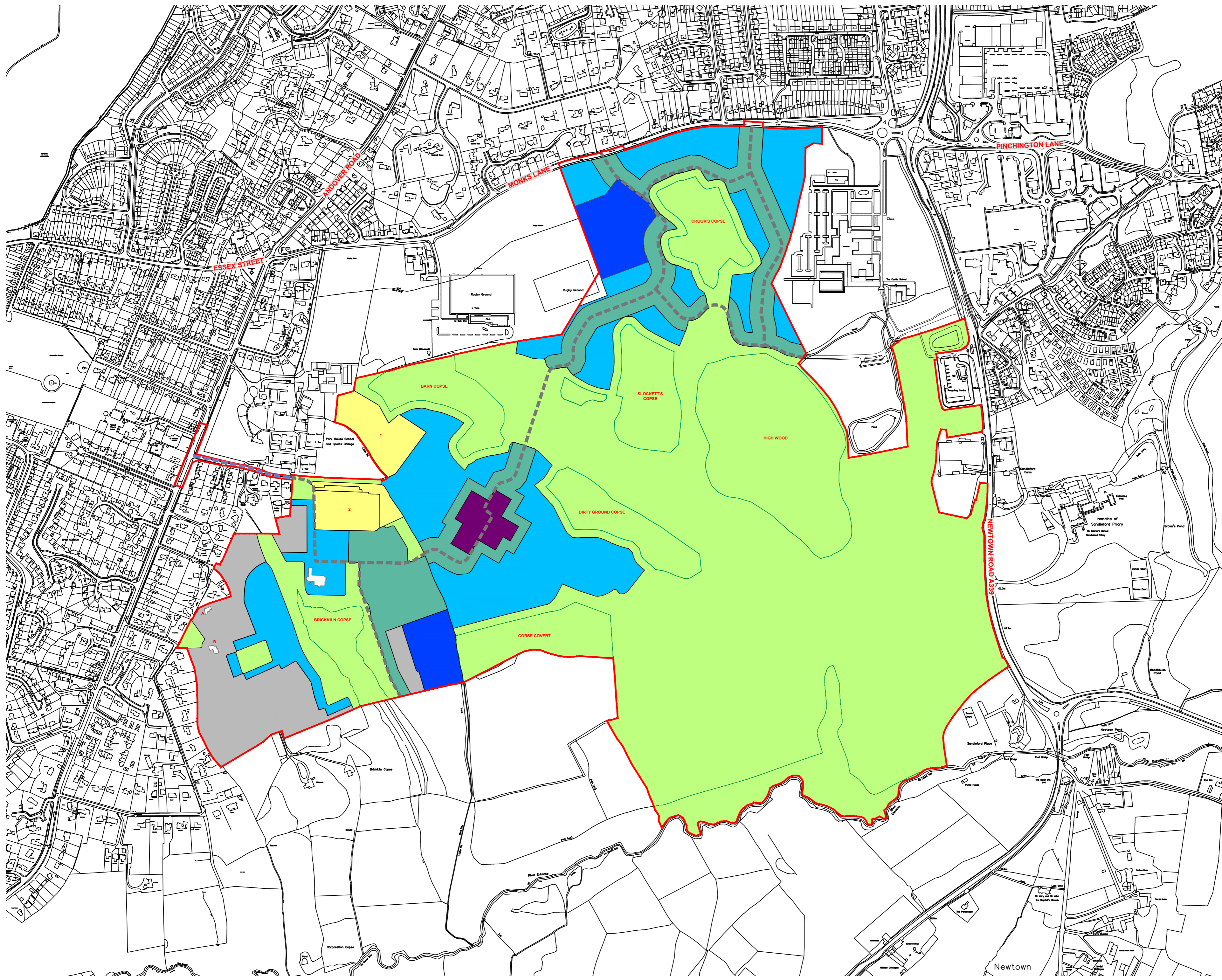
Drawing Title
**Parameter Plans
 Green Infrastructure Plan**

Drawing No. **PP03** Job Ref. **14.273**

Scale @ A2 **1:5000** Revision **H**



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- Key:**
- Combined Sandleaford and Sandleaford Park West application boundary
- HEIGHTS**
- Maximum Height 2 storeys
 - Maximum Height 2.5 storeys
 - Maximum Height 3 storeys
 - Proposed Local Centre including buildings with mixed uses i.e. Commercial or Community Uses on ground / first floor and Residential above; Maximum Height up to 3 storeys with an additional 1m storey Height Permitted (maximum 14m-15m to ridge from Slab Level)
 - Proposed Primary Schools - School Building to be a Maximum Height of 2 storeys maximum 11m to ridge from Slab Level
- FOR CONTEXTUAL INFORMATION**
- 1 Area of land safeguarded for expansion of Park House School
 - 2 Area of land for the potential future expansion of Park House School
 - Proposed Main Access Road Alignment
 - Link to Andover Road
 - Existing Buildings for Conversion / Extension to Residential
 - A Existing Building 1 Storey
 - B Existing Building 2 Storey
 - C Existing Building 2.5 Storeys

KEY - to be read in conjunction with plans PP02 and PP03

H 18.05.2020	Amended - Link to Andover Road	CR	AB	
H 11.12.2019	Combined plan	CR	AB	
Rev	Date	Description	Drawn	Chkd
Client				
Bloor Homes & Donnington New Homes				

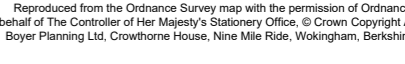
Boyer

Project
**Sandleaford Park
 Newbury**

Drawing Title
**Parameter Plans
 Building Heights Plan**

Drawing No. **PP04** Job Ref. **14.273**

Scale @ A2 **1:5000** Revision **H**



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LEGEND

Application boundary	Existing hedges to be retained	Existing track / footpath to be retained.
Proposed development footprint	Existing hedges to be removed	Existing Public Right of Way upgraded
Existing woodland to be retained.	New or reinforced hedge planting	Dedicated recreational route: 2m wide e.g. gravel/bark (no dig construction)
Existing local wildlife sites (LWS) to be retained	Existing watercourse	Sandieford Mile
Existing ancient woodland to be retained (Note 2)	Existing attenuation pond dry / wet	Foraging trail
Existing trees to be retained	Proposed SuDS attenuation basin	Trim trail
Existing trees to be removed	Amenity grassland including informal kickabout / picnic areas	Interpretation board / map of country park
Proposed structure and woodland planting	Meadow grassland	Designated equipped play area (NEAP/LEAP)
Proposed advanced structure and woodland planting	Wet meadow grassland	Natural play trail
Proposed tree planting reflecting historic vegetation pattern	Informal route: e.g. mown grass path	Vantage points with seating
Proposed community orchard planting	Main footpath route: 2m wide unsealed surface	Dormouse crossing and Bat hopover
		Main access route with avenue planting
		Pedestrian access links

Scale: 1:2500 @ A1
0 50 100 150 200 250m
© Getmapping plc

Note:
1) Gorse Covert and Brickkiln Copse are not designated ancient woodland.
2) Ancient woodland areas retained with 15m buffer.



Sandleford Park, Newbury
Combined Strategic Landscape
and Green
Infrastructure Plan
Figure 4.3
Scale
1:2500 @ A1 04627.00005.16.633.15

APPENDIX 2: INFRASTRUCTURE COMMITMENTS FOR SANDLEFORD PARK AND SANDLEFORD PARK WEST

	Sandleford Park	Sandleford Park West
Vehicular Access	<ul style="list-style-type: none"> • a financial contribution towards the construction of the Newbury College Link; • improvements to the following junctions: St.John's Road, Pinchington Lane, Swan Roundabout, Monks Lane/Andover Road/Essex Street (subject to WBC VISSIM modelling)*; • the construction of two points of access onto Monks Lane; • the construction of the main access road to the boundary of Sandleford Park West within six years of the commencement of development at the Sandleford Park site; • the construction of the main access road to the boundary of Newbury College prior to the occupation of the 300th dwelling at the Sandleford Park site; and • construction of highway link from the HWRC to the boundary of the application site to allow connection to Newbury College Link. 	<ul style="list-style-type: none"> • The construction of an access on to Andover Road; • school drop off / pick up area; • the construction of an access to the boundary of Sandleford Park within six years of the commencement of development at Sandleford Park West; • construction of an emergency access to Kendrick Road within Sandleford Park West; and • improvements to the following junctions: A343 Andover Road/Monks Lane Junction; Newtown Road/Pound Lane Street and Bartholomew Street/Market Street traffic signals upgrade *; A339/A343 St Johns Road Roundabout*; A339/Pinchington Lane/Monks Lane/ Newton Road* <p>*combined requirement and proportionate contribution</p>
Pedestrian and Cycle	<ul style="list-style-type: none"> • pedestrian and cycle linkages to the boundary of Sandleford Park West, Newbury Rugby Club, Newbury College, Parkhouse School and Monks Lane; • pedestrian and cycle improvements* at: <ul style="list-style-type: none"> - Along Monks Lane and Pinchington Lane - Along Newtown Road towards Newbury Town Centre - Across the A339 to Deadmans Lane^[1] - Via the Public Right of Way Footpath Greenham 9 and the A339 towards Greenham Common and employment at New Greenham Park - Along Rupert Road / Chandos Road / Wendan Road towards Newbury Town Centre 	<ul style="list-style-type: none"> • Improvements to the PROW within the application site to create shared pedestrian and cycle way and improved pedestrian routes along Warren Road (including part of the PROW) as part of the improvements to Warren Road; • pedestrian and cycle linkage to the boundary of Sandleford Park along an access road and other points along the eastern site boundary; • pedestrian and Cycle linkage to Kendrick Road and Garden Close Lane; and • pedestrian and cycle improvements* at:

	<ul style="list-style-type: none"> • Along the A343 Andover Road to nearby schools, retail and towards Newbury Town Centres • Improvements to the PROW within the application site to create shared pedestrian and cycle way. 	<ul style="list-style-type: none"> - Shared footway/cycleway on Andover Road from the junction with Monks Lane to Warren Road; - Shared footway / cycleway on Andover Road to Buckingham Road.
Public Transport	<ul style="list-style-type: none"> • contribution to bus service improvements and the provision of bus infrastructure. 	<ul style="list-style-type: none"> • contribution to bus service improvements and the provision of bus infrastructure.
Travel Plan	<ul style="list-style-type: none"> • Travel Plan with associated monitoring to be secured. • Contribution to Travel Plan measures. 	<ul style="list-style-type: none"> • Travel Plan with associated monitoring to be secured. • Contribution to Travel Plan measures.
Primary School Education	<ul style="list-style-type: none"> • the provision of 2 hectares of land and a financial contribution for construction of a new two-form entry primary school and early years provision (or its procurement in accordance with an agreed specification). 	<ul style="list-style-type: none"> • provision of 1.4 hectares of land for the construction of a new one form entry primary school; and • a financial contribution for the construction of a one form entry primary school and early years provision (or its procurement in accordance with an agreed specification).
Secondary School Education	<ul style="list-style-type: none"> • the transfer of up to 1.6 ha of land for the extension of Park House School and a pro-rata financial contribution for improvements at the school to reflect the IDP Group Feasibility Study prepared by the applicants/LEA to accommodate the predicted increase in pupils of secondary school age. 	<ul style="list-style-type: none"> • Up to 1.7ha of potential future expansion land for the Park House School and pro-rata financial contribution towards improvements at Park House School to reflect the IDP Group Feasibility Study prepared by the applicants/LEA to accommodate the predicted increase in pupils of secondary school age.
Surface Water	<ul style="list-style-type: none"> • the laying out of surface water drainage and management and maintenance regimes. 	<ul style="list-style-type: none"> • the laying out of surface water drainage and management and maintenance regimes.
Foul Water	<ul style="list-style-type: none"> • the laying out of sewers and pumping stations. Improvements to off-site mitigation scheme. 	<ul style="list-style-type: none"> • the laying out of sewers and pumping stations. Improvements to off-site mitigation scheme.
Green Infrastructure	<ul style="list-style-type: none"> • the provision of the Country Park as shown on the Strategic Landscape and Green Infrastructure Plan – the mechanisms to design, procure the laying out of, and manage the Country Park are to be agreed between the Applicant and West Berkshire Council; • early Planting as shown on the Strategic Landscape and Green Infrastructure Plan not later than the first planting season; • the provision of 1 NEAP and 2 LEAPS as shown on the Strategic Landscape and Green Infrastructure Plan; • LAPs to be provided within the residential parcels; • a financial contribution towards qualitative improvements to playing pitches at Newbury Rugby Club (surface and 	<ul style="list-style-type: none"> • the laying out of green infrastructure within Sandford Park West as shown on the Strategic Landscape and Green Infrastructure Plan; • 1 LEAP as shown on the Strategic Landscape and Green Infrastructure Plan; • LAPs to be provided within the residential parcels;

	drainage upgrades).	
Community Infrastructure	<ul style="list-style-type: none"> • a financial contribution for improvements to Falklands Surgery as requested by the Care Commissioning Group (final amount to be agreed by the Applicant); • land suitable for the Local Centre to provide A1-A5, B1 and D1 uses and an obligation to market this site. 	<ul style="list-style-type: none"> • a financial contribution for improvements to Falklands Surgery as requested by the Care Commissioning Group (final amount to be agreed by the Applicant).
<p>* Unless such improvements are carried out by the Highway Authority, either party can procure the elements of common off-site highway improvements and/or off-site pedestrian and cycle mitigation measures to meet their objectives and recover proportionate costs from the other party through obligations within the respective S106 Agreements.</p> <p>[1] The approved Newbury College Link junction with the A339 includes a pedestrian crossing of the A339</p>		