

APPENDIX G9: HERITAGE AND LANDSCAPE ASSESSMENT OF THE PROPOSED COUNTRY PARK

APPENDICES

- Appendix A: Drawing 1: Dated Field Boundaries Compared on 1877-78 1st Edition OS Map
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1.0 Introduction

The purpose of this document is to outline the design, layout and proposed delivery of the country park that forms part of the Sandleford Park application, to demonstrate that it is in accordance with the Supplementary Planning Document (SPD) (March 2015).

Sandleford Park is a Strategic Site Allocation in Policy CS3 of West Berkshire Core Strategy (2006-2026) identified for a sustainable and high quality mixed use development for up to 2,000 dwellings with associated infrastructure.

This Heritage and Landscape Assessment relates to the Planning Application for Sandleford Park, a description of which is contained in the introductory chapters to the Environmental Statement (ES).

1.1 Request for Additional Information

Sandleford Park is an important site. Therefore, it is not surprising that statutory consultees have made the responses to the scheme design and assessments set out in the ESs accompanying the earlier planning applications. Table 1 in *Appendix C* tabulates consultee responses received between December 2015 and March 2016 in respect of the first planning application for the site (ref. 15/02300/OUTMAJ).

As the proposed extents of the country park are the same within earlier planning applications, the above consultation feedback has been appended to this version of the report for continuity.

This Application also responds to West Berkshire Council's (WBC) Reasons for Refusal in respect of the third planning application for the applicants' part of the site (ref. 16/03309/OUTMAJ), as described in Table 2 in *Appendix C*, in that the design of the country

park has further evolved as shown on *ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan*.

ES Figure 4.3 shows the intended design concept for the country park, including areas of early (advanced) structure planting required to protect and enhance key views into and across the country park, as well as softening the appearance of new housing edges. The detailed design for the country park will be the subject of a pre-commencement condition, and be agreed with the Council in the normal way.

A detailed design for the new road bridge across the central valley will come forward as a Reserved Matters Application, and be also agreed with the Council. The SPD (March 2015) allows for the phased delivery of the country park, and this is shown on SLR's Plan 04627.00005.16.306 (Rev.10).

1.2 Report Structure

The report is structured as follows:

- **Section 2.0** of this report provides a detailed assessment of the evidence base for the County Park area, including the relevant conclusions from the ES and subsequent research;
- **Section 3.0** sets out the rationale for the country park design, its aesthetic and resulting proposed layout; with reference to the SPD Development Principles relating to the proposed country park;
- **Section 4.0** presents a summary of the main ES findings in respect of the visual and heritage impact assessment; and
- **Section 5.0** provides a summary and conclusions.

This report should be read in conjunction with reference to *ES Chapter 7: Landscape and Visual*, and *ES Chapter 9: Cultural Heritage*, and the accompanying figures and appendices.

2.0 The Country Park Design: Evidence Base

2.1 Introduction

The following terms have been employed:

- *Sandleford Priory house*: the post-medieval house known as Sandleford Priory (now St. Gabriel's School);
- *Sandleford Park*: the historic landscaped park surrounding Sandleford Priory house; and
- *Sandleford Estate*: the historic pre-war estate lying on both sides of Newtown Road (see *Drawing 1, Appendix A*).

The assessment has utilised the following sources:

- the 2015 ES and sources referenced within that document;
- St. George's Chapel Windsor Archives;

- site inspection of view towards the site from inside St. Gabriel's School (on a visit dated 14 April 2016);
- a copy of recent research carried out the by the BGT and helpfully supplied by them;
- J. Phibbs' *A list of landscapes that have been attributed to 'Capability' Brown*¹ (this records Sandleford Park as a place where Brown advised, including accounts and correspondence);
- Historic England's file on the Registered Park and Garden of Sandleford Priory (this contains no information, except the Listing details²); and
- other documents on Capability Brown (see Section 2.7.7).

2.2 Mapping

Please refer to *Drawing 1, Appendix A*.

The evidence discussed in this report relates to the Sandleford Estate, but within that area it focuses on the land west of the Newtown Road where the site is located. Comparison of maps of 1781 and 1877-8 reveals very close similarities, and the historical development of the area west of the road is most easily understood primarily through comparison of the maps produced at those dates. The evidence is also supplemented by reference to maps of other dates.

2.3 Historic Routeways

Two historic routeways figure in the relevant documentation (see *Drawing 1*):

- Newtown Road (A339) running south from Newbury (Sandleford Grove on Drawing 1) to a crossing of the River Enborne just north of Newtown and forming part of the site's eastern boundary; and
- a 'western routeway', currently a public footpath, crossing the historic Sandleford Estate and the site from north-west to south-east, linking Wash Common heath near Warren Farm with Newtown Road south-west of Sandleford Priory house.

2.4 Summary of the Documentary Evidence

The key documented events which might be expected to be reflected in surviving documents and visible and buried physical features are summarised in *Table 1* below:

| Year | Area/Event |
|-----------------------|--|
| Late Saxon/ Norman | Settlement of Sandleford may have been located on the Priory site. |
| 1160-1478 | Brothers c.1160. Nuns 1179-80. Priory founded 1193-1202. Priory closed and site leased from 1478. |

¹ Accessed at <http://johnphibbs.uk/wp-content/uploads/2015/11/Landscapes-attributed-to-Brown-3rd-ed..pdf>

² Confirmed by Alice Brockway of Historic England, 17 May 2016

| Table 1: Sandleford Estate, Park and House: Key Documented Events | |
|--|---|
| 1730 | Edward Montagu acquires the estate. Charles Hall's written survey refers to: lane from Newbury; tree-lined large pond 'in the road' near house; two courts <i>before</i> the house, walled garden to rear; a planted maze with a canal at the bottom and kitchen garden 'behind' it; many other ponds in the estate (<i>Appendix I4, para. 3.17</i>). |
| 1742 | Montagu marries Elizabeth Robinson. |
| 1744 | Painting: South view from house showing gardens, canals, fields and Newtown beyond. Ballard's Map of Newbury (sketch of house, road and tree-avenues). |
| 1761 | Rocque map of Berkshire (<i>Appendix I4, Figure 1</i>). |
| 1766 | Addition of the Peckmore land beyond the eastern boundary of the parish. |
| 1768 | Willis Map of Berkshire (<i>Appendix I4, Figure 2</i>). |
| 1775 | Death of Edward Montagu. |
| 1780 | Wyatt commences rebuild of the house. |
| 1781 | Lancelot 'Capability' Brown commissioned. Survey of existing estate (<i>Appendix I4, Figure 3</i>). Plan of alterations drawn up (now lost). 'Made a Plan for all that was intended at Sandleford'. North drive constructed. |
| 1782 | Mrs Montagu pays Brown £500 (21 st November); her letter refers to improvements around the house and that soon she will not see anything that belongs to her that is not pretty and other references to the wider landscape. |
| 1783 | Death of Brown. Plan implementation continues for an estimated 2 more years. Two payments made to Mr Lapidge (one of Brown's surveyors). |
| 1784 | Continued embellishment of grounds to south. South drive constructed. New plantations. |
| 1785 | Mrs Montagu's estimated completion of the Brown plan. |
| 1800 | Death of Elizabeth Montagu. |
| Pre-1802 | Construction of walled garden west of Newtown Road. |
| 1802 | Windsor Chapter survey of land east of A339: - Parkland up to S and E of house. - Chain of ponds down valley to east. - Land west of A339 unchanged. |
| 1835 | W.P.B. Chatteris acquires the lease. |
| 1871 | W.P.B. Chatteris acquires the freehold. Plan showing Windsor Chapter Estates on both sides of A339 (<i>Appendix I4, Figure 4</i>). |

Medieval documentation has been set out in the ES (Section 9.4.2 - Medieval) and is not considered further in this review.

The post-medieval evidence for historic landscape development within the historic Sandleford Estate is described in the remainder of this section. This may be divided into two main phases, the break occurring with the rebuilding of Sandleford Priory house in 1780-81 and commencement of parkland improvements east of Newtown Road, designed by Lancelot Brown.

2.5 Description of the Key Post-Medieval Documentary Sources

The pre-1781 situation is illustrated in a painting by Haytley (1744), and general maps of the

area by Ballard (1744), Rocque (1761) and Willis (1768)³.

Rocque's 1761 and Willis' 1768 maps show a layout of woodland, small fields and the western routeway west of the Newtown Road, which is partly schematic but sufficient to indicate that the 1760s landscape character was similar to that mapped in 1781.

2.5.1 1781 Map

A map showing the whole Sandleford Estate is dated by its inscription to 1781, though it is attached to a deed of 1835⁴ (Figure 1). The legend on the map refers to land owned by Lord Rokeby (Edward Montagu) east of the unnamed stream, 'land on the east side of the road' and 'land on the west of the road' (the road being Newtown Road). Land use is recorded, divided into arable, meadow and coppice, except for the leased land east of the road (where the parcel names were presumably thought to be a sufficient indication). The inscription states that the drawing is of the estate belonging to Mrs Montagu, though much of it was leased from the Dean and Chapter. The inscription, the inclusion of Lord Rokeby's land and the location of the document in the Berkshire Record Office, rather than the St. George's Chapel Archive, suggest that the survey was commissioned by Mrs Montagu, rather than the Chapel's Dean and Chapter.

A letter by Matthew Montagu of 24 April 1802, which is incorporated in the 1802 document (see Section 2.5.2) though not part of the Survey, refers to a survey drawn by 'Mr. Speers [Spyers], Mr Lancelot Brown's surveyor', and it has been suggested (Conservation Audit⁵ 3.28) that this 1781 map was the one by Spyers. BGT quotes (unreferenced) the opinion of John Phibbs, one of the leading authorities on Brown, that this map is not in Spyers' usual style. SLR Consulting considers that the 1802 survey refers to a discrepancy in the areas recorded for the field called Adams Ground between a document refers to as 'Mr Montagu's map' (ARP⁶: 6-18-20) and the 1802 survey (20-1-6). The legend for this field on the 1781 map gives 20-1-6, therefore it cannot be the 'Mr Montagu's map' referred to.

'Mr Montagu's map' was clearly another map in existence by 1802 showing the incorrect area, and it may be that this was the Spyers map.

³ Josiah Ballard 1774: *Map and Survey Shewing the Extent and Boundaries of the Borough and Parish of Newberry, Berkshire* (Berkshire Record Office N/acc.3732.1); Rocque, J., 1761: *A Topographical Map of the County of Berks, by John Rocque, Topographer to His Majesty* (facsimile); Willis, 1768: *Plan of the Country ten miles round Newbury*.

⁴ Berkshire Record Office D/ELM T19/2/3; the map is entitled *A Survey of the Estate at Sandleford in the County of Berks belonging to Mrs Montagu 1781*, but it does not state the author's name.

⁵ Asset Heritage Consulting 2012: *Conservation Audit in Respect of Sandleford Park* (report reference 9100) included in the ES as Appendix 10.3.

⁶ A-R-P is the standard abbreviation for units of area used at the time, i.e. acres roods and perches.

Figure 1
Map of 1781



*Reproduced by permission of the Berkshire Record Office
(image inverted to place north to the top; resolution restricted)*

2.5.2 1802 Survey including Sketch-Map

In 1802, a survey and valuation was prepared by W. Phillpotts on behalf of the Dean and Chapter of St. George's Chapel Windsor⁷ (Figure 2). The 1802 survey and valuation covers 'Sandleford in the County of Berks belonging to Matthew Montague Esqr. as lessee under the Dean and Canons of Windsor in his own occupation the whole being tithe free.' It states that 'the premises consist of...' a house, farm yard and farm buildings garden, pleasure ground, plantations and fish ponds: 'a complete residence for a gentlemen's family'. It continues: 'Likewise a compact farm as described in the annexed sketch' by which is presumably meant the remaining land of the Sandleford Estate owned by the Dean and Chapter:

⁷ St George's Chapel Windsor Archives CC 120197

Figure 2
Sketch-map of 1802



Reproduced by permission of the Dean and Canons of Windsor

The document is in a small format and begins with the then annexed sketch. That the drawing is a sketch, and dimensionally inaccurate, is confirmed by comparing the ponds to the east of the house as drawn with those mapped more recently, for example in the Ordnance Survey map at 1:2500 scale of 1877-78. The stable north of the house is not shown, though a stable is referred to in the survey text, and according to the listing information the building was constructed in 1780-81 and must have been present in 1802. However, the land parcels are perfectly recognisable when compared with more accurate mapping.

The Conservation Audit states that, aside from the walled garden, there is little difference from the 1781 map that the 1802 map may have been traced from it. Closer inspection indicates small differences between the two; for example:

- Lower Moor Coppice (now Gorse Covert) has a curved western end in 1781 and a squared end in 1802;
- different shaping of the west end of Wilson's Coppice (now Barn Copse); and
- different shaping of the western projection of High Wood.

The differences may be surveying or copying errors rather than material changes, but they are sufficient to indicate that the 1802 map has not been directly traced from the 1781 map. As a sketch, it is too accurate to have been drawn freehand in the field, and an intermediate level of copying seems likely, perhaps a transcription with selected setting-out

measurements. Alternatively, it could have been traced from 'Mr Montagu's map', now lost.

Mr Montagu's bailiff confirmed the boundaries to Phillpotts. In the survey's table of information on the parcels, the area of Parcel 23: Adams Ground is calculated as ARP 20-1-6, noting that in 'Mr Montague's map' the area is calculated as ARP: 6-18-20; it calculates the shortfall to be ARP: 13-3-26 accordingly. However, in later concluding remarks following a general comment about the estate, it states that the quantity (ie. area of land) '*appears to fall short of Mr Wilson's statement. I have taken it from Mr Montague's map and believe it to be nearly right.*' Phillpott thought that the difference with Mr Wilson's statement (apparently an estimate of the area of the estate lands) could be explained by some of the freehold or land in Newbury having been included in the leasehold area. Neither the freehold land nor the Newbury land is part of Adams Ground, and as the context is one of concluding remarks this latter comment about discrepancies seems to be with regard to an overall figure and unrelated to the Adams Ground issue.

2.5.3 1871 Map

A map attached to a conveyance of 1871 shows the land which was then in the possession of the Dean and Chapter of St. George's Chapel Windsor⁸ (Figure 3). The Conservation Audit mistakenly attributes this document to a deed of 1835. BGT suggests that this map was drawn prior to 1802 on the grounds that a drive leading to the house through the southern parkland is mapped in 1802, but not shown on the 1871 map. Closer inspection shows that the 1871 map shows no off-road drives anywhere, though there must have been at least one. Also, a label in Parcel 63 is '*63 on tithe map*' in handwriting which is identical in style to other labels around the map. The land in Parcel 63 is in Newbury parish and the Newbury tithe award and map are dated to 1842⁹. This evidence dates the map to 1842 or after and there seems no reason to doubt that it was prepared in 1871 at same time as the conveyance, prepared at the time of the sale to W.P.B. Chatteris:

⁸ Conveyance dated 1871 Berkshire Record office

⁹ Berkshire Record Office D/D1/89/1

Figure 3
Map of 1871



Reproduced by permission of the Berkshire Record Office (image resolution restricted)

2.5.4 Later Maps

Later developments are shown in Ordnance Survey maps which were surveyed in 1877-78 and later (see *Drawing 1 in Appendix A* of this document, and *ES Appendix G1*). There is a high level of dimensional accuracy and greater detail than in earlier maps, but there is no direct evidence for land-use except for the indication of parkland in the use of stipple-tone on maps down to 1932, and labelling. The maps show individual isolated and hedgerow trees, though within the woodland these are probably schematic.

2.6 Landscape Development West of Newtown Road, including the Application Site

2.6.1 18th Century to 1781

The 1781 map shows an agricultural landscape of largely arable fields and woodland, with meadow in the central valley and adjacent to the tributary stream which joins it from the north-east. The fields and meadows are divided by hedgerows, which confirm the course of the western routeway, though the routeway itself is not explicitly mapped.

Within the Application site, most of the existing woodland has the random, ever-changing angled curvilinear boundaries characteristic of natural woodland retained after advancing clearance for farmland¹⁰. A date before 1700 is implied for these forms¹¹.

The names containing 'copse' indicate coppicing, while 'wood' in High Wood implies timber for building, though such names are likely to have persisted even where the woodland use may have later changed. Prior to its cutting back in the 1970s, Waterleaze Copse had a curvilinear northern boundary and it is thought to be equated with a 'Bradmore Wood' described in the Priory's foundation charter of c.1200 (*Appendix 13, para. 3.10*).

The fields beyond the woodland are labelled 'leaze' (meaning pasture or meadow land); 'meadow' and 'ground' (a large piece of grassland)¹². However, the 1781 survey indicates that many of these were arable. This suggests that there had been a change in land use by the 18th century.

The formerly boggy land adjacent to the lower stretches of the stream in the central valley contains fields named 'Upper Peat Mead' and 'Lower Peat Mead', while a small field named 'Ireland' at its north-west end is likely to be a further (clichéd) reference to boggy ground. No doubt, for similar reasons, the adjacent woodland is called 'Dirty Ground Copse'. There is no indication of arable in any of these names. Field names at the north end of the Estate indicate the presence of furze (gorse) and thus to the poorest land.

2.6.2 1802

The layout west of Newtown Road is very similar in detail to the 1781 survey, in physical form, land-use and field-names.

The 1802 survey shows the land numbered in Parcels **2 - 28** and Woods **a - l** and **k**. The former mill and land in the occupation of A. Parker esq. at the south-east corner of the area is mapped, but excluded from the numbered survey.

A note '*now open together*' is applied to 2: Pound Meadow and 3: Water Leaze, and Meadows **16 - 20** (central valley) respectively, presumably meaning that the boundary had been breached or removed. Because these parcels merited a special reference, the implication is that the other fields remained divided. Meadows **16 - 20** were very wet, though lately much improved by draining.

The survey states that Woods **a - k** appear to be cut at about 12 years' growth (thus

¹⁰ Rackham, O., 1990, *The History of the Countryside*, 110-111 where a number of woods with comparable plans in East Anglia and Essex are illustrated

¹¹ Rackham 1990, 114

¹² Field, J., 1989, *English Field Names - A Dictionary*, 270, 272

coppiced on a twelve-year cycle); and *'there is a great number of small oaks in them but none fit to take'* (i.e. for building) and not likely to be for many years to come.

In its conclusion, the survey indicates that the land west of Newtown Road constituted the 'compact farm', distinct from the premises comprising the house and farm buildings and adjacent gardens and pleasure grounds east of Newtown Road.

The evidence of the survey indicates that the land west of Newtown Road, except for the walled garden, was left unchanged from before 1781 until after 1802.

2.6.3 1871

The 1871 map shows mainly slight modifications to the woodland, including limited infilling of the indented outline of Dirty Ground Copse, a slight addition to the north side of Barn Copse and the merging of two small woods to form the geometrically-outlined Gorse Covert.

Many of the field boundaries are not shown, and nor is the western routeway; for example, an entry for Parcel 10 (the large field east of High Wood extending to the river) includes Highwood Close, Middle Leaze and Water Leaze Meadow, through the routeway separated Middle Leaze and Water Leaze Meadow. The boundaries separating these fields are shown on the 1781 map and the three 1871 field names correspond with the 1781 names.

A small rectilinear meadow (No. 15) was added on the south-west side of Dirty Ground Copse.

The map shows fields coloured green (the table of references indicates that these were grassland, and named 'leaze', 'close' and 'meadow') and, in the northern part, fields coloured yellow (arable with 'ground' names). Clearly, sometime between 1802 and 1871 the arable in the centre and southern part of the area had been converted to grassland. According to the 1871 conveyance, the former lessee and later owner, William Pollett Brown Chatteris, occupied the woodland areas and the land east of Newtown Road, while John Litten occupied the grassland and arable west of Newtown Road.

The map depicts dispersed trees in most of the grassland areas, except in the arable and marshy areas in the central valley and its north-eastern tributary, where they are absent. Taken at face value this suggests that there were considerably more dispersed trees in the grassland areas than shown in the 1877-78 Ordnance Survey mapping (described next), and many boundaries had been removed. The dispersed trees and clumps as depicted would suggest an element of parkland character.

However, comparison with the 1877-78 Ordnance Survey maps indicates that the tree distribution is clearly to a degree schematic, as some alignments of 1781 which clearly persisted in 1877-78 are not shown; for example, a loop of trees north-west of the walled garden and the trees flanking the western routeway. The 1871 map shows dispersed trees at the eastern end of Waterleaze Copse, while the 1781 and 1877-78 maps both do not distinguish between this and the main block of woodland. On the other hand, no trees are shown within the central valley which has no doubt always been the case due to the boggy nature of the land, or in the arable areas at the north end of the area.

The depiction of the trees differs little in general character to either side of Newtown Road. However, the two large grassland areas east of Newtown Road are described as 'Upper Park Lodge &c' and 'House Park' respectively, distinct from the grassland names west of the road which are leaze, close and meadow. The implication is a difference in function which is not apparent in the way the land is portrayed; the land to the east was considered to be

parkland, while that to the west was agricultural.

It may be that the indicative tree distribution was reflecting the surviving dispersed hedgerow trees shown on the 1877-78 Ordnance Survey mapping, possibly because it represented a timber resource.

The map is therefore not reliable as a source for reconstruction of detailed tree locations and its reliability for general distributions is uncertain. It does however verify the grassland land use and confirm that the land was not considered to be parkland.

2.6.4 1877-78

Comparison with the 1877-78 Ordnance Survey maps shows very close similarities with the 1781 map (*Drawing 1*). The main areas of change are:

- the merging of two small woods on the west side to form Gorse Covert;
- the formation of two new rectilinear enclosures, one between Dirty Ground Copse and Gorse Covert and one on the north side of Waterleaze Copse;
- some of the 1781 hedgerows dividing the central valley and its outer edge had been removed; and
- many of the other hedgerows shown in 1781 had become either tree alignments, or were reduced to dispersed or isolated trees along their line.

The 1877-78 woodland and field boundary lines were very similar to those of 1781. The chief changes lay in the disappearance of many of the hedgerows, but the widespread presence of the former hedgerow trees along those boundaries shows that the boundaries were not systematically removed and there is no indication that a more open or naturalistic aesthetically-designed landscape was implemented. That the boundaries were not fully removed suggests disuse, rather than a change for the sake of appearance.

This is confirmed by the use of tone in the OS 1877-78 maps to depict parkland and the careful positioning of the name 'Sandleford Park', both restricted to the east side of the road.

2.6.5 Later Ordnance Survey Mapping

Following revision of the survey in 1898 (1:10560 scale map), the name Sandleford Park is applied to both sides of Newtown Road, but there is very little change in the mapped character of the landscape. At the same time, the area of tone indicating parkland has been extended to the land east of High Wood and south and south-east of Gorse Covert and Dirty Ground Copse. Waterleaze Copse was reduced to its current footprint c.1970 (1:10560 scale map).

The Newbury Rugby Football Club and Newbury College have been constructed in the north part of the area and much of the open land has been returned to arable.

2.7 Landscape Development East of Newtown Road

An account of the development of this area is beyond the scope of this report, but it is outlined here in the interest of completeness and discussed largely with the aim of assessing the general scope and accuracy of the available maps.

2.7.1 1730 to 1780-81

In connection with Edward Montagu's acquisition of the lease of the Sandleford Estate, Charles Hall's written survey of 1730 notes and describes the lane from Newbury; a large tree-lined pond in the road near the house; two courts in front of the house and a walled garden to the rear; a maze, canal and kitchen garden behind it and many other ponds in the Estate (*Appendix 14, para. 3.17*). Edward Montagu bought the freehold of the Peckmore Estate land on the east side and south-east corner of the leased land in 1766.

Ballard's 1744 map shows the house as little more than a sketch, but it was of rectangular plan with two projecting wings on the western frontage, linked to Newtown Road by a pair of tree avenues. A further tree-lined feature extending west from Newtown Road on the central axis of the house may have been the eastern end of the routeway from Wash Common (see *ES Chapter 9, para. 9.4.2 - Historic Communications*).

Rocque's 1761 and Willis's 1768 maps show that the house was surrounded by a series of small enclosures with the chapel separate from the house.

2.7.2 1781

In 1780-81, the Sandleford Priory house was rebuilt in Gothic style to a design by James Wyatt for the widowed Elizabeth Montagu. She also commissioned at the same time for significant parkland improvements in the following years to a design by Lancelot Brown. Brown died in 1783, but Montagu continued to follow his plans, expecting their completion in at least another two years. In the sources consulted for this document, the last payment recorded to Brown or his employees was in 1783.

On the 1781 map, the house is shown in its rebuilt form, incorporating the chapel. The stables of 1781 to the north of the house are absent, but the map shows the lodge on Newtown Road, shown on Ballard's map, and to the north-west of the house are the farm and rickyard. There is no clear sign of a drive to the house, but there is a slight indication that it ran along the north side of the house between it and the farm.

The land adjacent to the house is shown divided into various features in an overall geometric arrangement: a bowling green, a 'Green Yard', gardens and a wilderness walk, with small gardens and a rectangular pond (or ponds) on the south edge of the group.

The remaining land more distant from the house is largely arable to the north with strips of meadowland adjacent to the streams and meadowland to the south. East of the stream, the land held directly by the Montagus is mainly woodland with some arable.

The map shows the rebuilt house, but comparison with the 1802 map described next suggests that no changes had yet been made to the landscape around the house as part of Brown's commission.

2.7.3 1802

Apart from the house, farm and the lodge on Newtown Road, the sketch of 1802 shows a markedly different landscape from that of 1781 east of Newtown Road.

The geometric layout around the house had been removed and the garden replaced with one constructed west of Newtown Road. Two drives linked the house to the roads outside the parkland to the north and south. Other documentation shows that these roads were

constructed in 1781 and 1784 respectively¹³. The sketch shows the new chain of ponds along the eastern stream, two belts of woodland along the western and north-western edges of the estate, and a substantial woodland area adjacent to the house on the north and north-east sides. In the remaining open land, clumps of trees are suggested. To the east, beyond the stream, the freehold land is shown, apparently largely wooded, where it abuts the leased Dean and Chapter land, but the land further east by the River Enborne is omitted, presumably because it was not part of the lease.

The 1802 survey distinguishes between 'the Premises' upon which a considerable sum appeared to have been spent, and a '*compact farm as described in the attached sketch*' (i.e. the attached sketch-map). The former is evidently the whole land east of Newtown Road described as '*1: House and Homestead with farmhouse yard buildings lawn and pleasure ground containing together 87.._.. 37'* and states that '*A great part of the land east of the Newton Road was formerly arable and is a thin gravelly soil. It is now also in the lawn &c.*'

Comparison with the documentary evidence inspected for this study makes it plain that this landscape east of Newtown Road was the result of the changes made for Elizabeth Montagu, designed by Capability Brown.

2.7.4 1835/1871

William Pollett Brown Chatteris acquired the lease of the Windsor Estate in 1835 and bought the freehold in 1871. He made extensive rhododendron and azalea plantations largely in the valley to the east of the house (*Appendix 14*, para. 3.60).

2.7.5 1877-78

The Ordnance Survey published maps of the estate at 1:10560 and 1:2500 scales (surveyed 1877-78). The points of difference with the 1871 map are discussed in the preceding subsection. The Ordnance Survey maps are likely to be both more accurate dimensionally and more objective.

The 1877-78 mapping is more similar to the Brownian landscape shown in the 1802 sketch-map than the 1871 map. The north-western and western tree-belts survived in part, the north and south drives were still present though differing in detail (especially the location of the entrance to the south drive on Newtown Road), the woods to the north and north-east of the house and the scattered tree clumps are also recorded in the mapping.

2.7.6 Later Ordnance Survey Mapping

Between 1934, and before 1961, most of the woodland north of the house was removed and the new A339 constructed through the southern edge of the parkland. The current drive to the school was also constructed at this time. Buildings and a caravan park were constructed in the northern parkland by 1974-76 and after. Since then, the northern parkland has become largely built-up.

¹³ Conservation Audit 3.48

2.7.7 Involvement of 'Capability' Brown

Five specialist studies of Capability Brown have been consulted in the preparation of this report, all of which contain sections dealing with Brown's involvement with Sandleford Priory¹⁴. These sources indicate that that extensive correspondence of Elizabeth Montagu referring to Brown's work at Sandleford survives.

None of the works or the correspondence quoted contains any clear reference to landscape improvements west of Newtown Road, while Brown's changes to the east and south of the house, including the formation of the ponds and cascades in the eastern stream, are referred to at many points. Montagu considered herself to be a 'modest employer' with 'paltry plans' (Hinde) 'narrowly subscribed both in space and expense' (Hyams). Spyers prepared a survey in 1781 and Brown made a plan of all that was intended (Stroud). Montagu wrote: *'My pleasure in these improvements was mixed with regret for his death. As I do not allow my yearly expenses to exceed my yearly income, I go on softly; so that the plan will hardly be completed by this time two years'*, and the final touches were being carried out in 1784 (Stroud). With the exception of the walled garden, the 1802 survey, which followed Montagu's death in 1800, indicates changes only to the east of Newtown Road.

Turner's Gazetteer of Brown's Work refers to '120 acres around the house'; this area equates to the land east of Newtown Road shown on the 1802 map which includes part of the freehold east of the stream. Hinde considers that Brown's planting has now been reduced to a few stunted cedars, two fine oaks and a derelict Spanish Chestnut, although the lake survives.

With the exception of the construction of the walled garden, there is no clear indication in the sources consulted of any changes designed by Brown west of Newtown Road, or even of any plan to do so. This is despite extensive contemporary documentation. The construction of the garden appears to have been to facilitate the landscaping around the house, rather than to create an ornamental feature in itself.

2.8 Land West of Newtown Road, including the Application Site: Summary and Interpretation

In 1781, the land west of Newtown Road was divided into arable, meadow (largely boggy towards the north) and wood/coppice. The arable and meadows were divided by hedgerows and a curvilinear western routeway, also defined to one side or the other by a hedgerow, crossed the area passing south-east then east to meet Newtown Road in front of the house. The widespread arable coverage and the boggy nature of the meadows north of the routeway makes it unlikely that the fields there contained dispersed trees.

Except for the construction of the walled garden as part of Brown's improvements, there had been little change by 1802, even though a period of 17 years had elapsed from Elizabeth Montagu's estimated completion date (approximately 1785). Although drainage work had been carried out in the northern meadows, they were still boggy. They were however open in respect of boundaries between them. The woodlands were largely unaltered in form; they were coppiced, but had no mature timber suitable for felling.

¹⁴ Brown, J., 2011: *Lancelot 'Capability' Brown - The Omnipotent Magician 1716-1783* (pp 294-7); Hinde, T., 1986: *Capability Brown - The Story of a Master Gardener* (pp 202-4); Hyams, E., 1971: *Capability Brown and Humphrey Repton* (p 104); Stroud, D., *Capability Brown* (pp 195-7, 238); Turner, R., 2nd ed. 1999: *Capability Brown and the Eighteenth-Century English Landscape* (pp 63, 65, 66, 187)

This land was described as a 'compact farm', distinct from 'the Premises' east of Newtown Road, which comprised the house and farm buildings and adjacent gardens and pleasure grounds.

By 1871, most of the central and southern arable had been converted to meadowland (including all the land within the proposed country park), though the woodland remained largely unaltered in form. Taken at face value, the map of 1871 suggests that there were many dispersed trees in the meadows and that many boundaries had been removed. However, while the tree distribution shown does indicate a plausible absence of trees in the arable and remaining meadowland, it does not show 1781 tree alignments known to have been present in 1877-78. The east end of Waterleaze Copse is shown as dispersed trees, while the Ordnance Survey mapping indicates no difference between this area and the main wood to the west.

The depiction of dispersed tree cover on the 1871 map is therefore apparently largely though not entirely schematic. The map is therefore not reliable as a source for reconstruction of tree locations, but it does verify the extensive change to grassland from arable.

By 1877-78, many of the 1781 hedgerow boundaries had become reduced to tree alignments, often fragmentary. *Drawing 1 (in Appendix A)* compares the 1781 and 1877-78 maps. On the drawing, the fragmentary tree alignments are marked as 'vestigial'.

In the 1877-78 mapping, the name 'Sandleford Park' and stipple-tone indicating parkland are both restricted to the east side of the road.

Subsequent key changes since 1878 have been the construction of the Newbury Rugby Football Club and Newbury College in the northern part of the area and the reduction of the footprint of Waterleaze Copse. The labelling of Sandleford Park and mapping conventions are placed to indicate land on both sides of the road.

2.9 Conclusions

Key sources for the development of the landscape character in and around the proposed country park area comprise maps and surveys of 1781, 1802, 1871 and 1877-78, together with the late-18th century correspondence of Elizabeth Montagu, the occupier.

2.9.1 *Historic Landscape West of Newtown Road*

In 1781, this land was divided into arable, meadow and wood/coppice. The arable and meadow were sub-divided by hedgerows. A curvilinear western routeway, also defined to one side or the other by a hedgerow, crossed the area passing south-east then east to meet Newtown Road in front of the house.

By 1802, there had been little change. Exceptions are the construction of the walled garden as part of the improvements designed by Capability Brown and the open nature of the meadows in respect of boundaries between them. The woodlands were coppiced, but had no mature timber suitable for felling. This land was described as a 'compact farm', distinct from 'the Premises' east of Newtown Road, which comprised the house and farm buildings and adjacent gardens and pleasure grounds.

By 1871, most of the central and southern arable had been converted to meadowland, though the woodland remained largely unaltered in form. The depiction of woodland on the map is largely schematic, and it is not reliable as a source for reconstruction of tree

locations. It does however verify the extensive change to grassland from arable.

By 1877-78, many of the 1781 hedgerow boundaries had become reduced to tree alignments, often fragmentary. The labelling of Sandleford Park and mapping conventions are placed to indicate parkland only on the east side of the Newtown Road, but on subsequent mapping these indicate land on both sides of the road. Other subsequent key changes since 1878 have been the construction of the Newbury Rugby Football Club and Newbury College in the northern part of the area and the reduction of the footprint of Waterleaze Copse.

2.9.2 *Historic Landscape East of Newtown Road*

In 1780-81, Sandleford Priory house was rebuilt on the same site as its predecessor for Elizabeth Montagu, the occupant. The land adjacent to the house was divided into various geometric yards, gardens and enclosures, while the more distant land to the north was largely arable with strips of meadowland adjacent to the streams, to the south it was meadowland and to the south-east mainly woodland with some arable.

By 1802, the landscape had changed significantly, according to a design by Capability Brown for Mrs Montagu. It was described as 'the Premises' comprising a house, farm buildings and pleasure grounds. The garden was replaced with one constructed west of Newtown Road, and two drives linked the house to the roads outside the parkland to the north and south. A new chain of ponds along the eastern stream, two belts of woodland along the western and north-western edges of the estate, and a substantial woodland area adjacent to the house on the north and north-east sides are recorded in the mapping. In the remaining open land, clumps of trees are suggested.

In the early-mid 19th century, extensive shrub plantations were made east of the house.

By 1877-78, the north-western and western tree belts survived in part, and the north and south drives were still present though differing in detail. The woods to the north and north-east of the house and the scattered tree clumps are also recorded in the mapping.

Between 1934, and before 1961, most of the woodland north of the house was removed and the new A339 was constructed through the southern edge of the parkland. The current drive to the school was also constructed at this time. Buildings and a caravan park were constructed in the northern parkland by 1974-76 and after. Since then, the northern parkland has become largely built-up.

2.9.3 *Involvement of 'Capability' Brown*

Five specialist studies of Capability Brown consulted contain no clear reference to landscape changes designed by him west of Newtown Road, with the exception of the walled garden. Brown's changes to the east and south of the house, including the formation of the ponds and cascades in the eastern stream, are referred to at many points. The construction of the garden appears to have been to facilitate the landscaping around the house, rather than to create an ornamental feature in itself.

3.0 The Country Park Design: Rationale

The SPD¹⁵ is the controlling document for the country park. It requires the provision of an extensive country park as part of the large-scale development of Sandleford Park and in order to increase public access to the countryside, provide a wide range of informal leisure opportunities (Section B: Vision and Strategic Objectives), and conserve and enhance the heritage assets within, and in proximity to, the site (Strategic Objective 3).

The design of the country park is informed by the landscape and heritage, ecology, hydrology and drainage, and public open space and recreation principles laid out in the SPD, which are tabulated in Appendix B, together with comments on how the design proposals have sought to address these policies.

The following development principles are pertinent to the design of the country park:

- L1: The development will have a clear Strategic Landscape and Green Infrastructure Plan for the whole site which integrates the development with the landscape, makes best use of the landscape as a function of the site, and shows how the built form and open spaces will be designed and managed. This plan will accompany the planning application;
- L2: To assist in delivering the details within the Strategic Landscape and Green Infrastructure Plan, each character area and phase of the site will have a detailed Landscape and Green Infrastructure Design and Management Plan;
- L3: As part of the delivery of L2, details of the country parkland including its design and management will be provided as part of the planning application;
- L4: Where possible, all important existing trees and hedgerows will be retained and integrated into the development. All areas of woodland including ancient woodland will be retained and protected;
- L5: The development will include measures to ensure that views into and from the site, in particular those from Sandleford Priory and the A339 will be protected and enhanced;
- L5a: Screen planting linking the separate copses along the south-eastern edge of the development will screen potential views, whilst being consistent with the vegetation pattern of the area;
- L5a: Land to the south-east of the site is visually prominent in views from the Priory and the A339 and this view should be retained. Views from the site to the Priory should also be retained;
- E1: The site is to be actively managed and promote ecology and biodiversity;
- P1: Sandleford Park will provide a range of public open spaces which will include the following: country parkland; NEAP, two LEAPs; a number of LAPs; informal open space around the site; and areas for growing food; and
- P1 - Country Parkland: The country parkland will provide a wide range of recreational activities, including a circular walk, cyclepath, educational trails and a sculpture trail. The Park could also provide picnic areas and areas of mown grass for informal play.

In addition, Character Area Principles CA7, CA8, CA9 and CA10 are also relevant in that

¹⁵ West Berkshire Council 2015: *Sandleford Park Supplementary Planning Document*

they deal with access, character, views, existing vegetation, grasslands and veteran trees in the different character areas within the country park, which includes meadows, valley and woodland, as described on *ES Appendix G2*.

3.1 Historic Aspects of the Country Park Design

The map of 1781 provides an indication of the appearance of the historic landscape within the proposed country park area at the time of the construction of the Grade I Sandleford Priory. It appears that no significant later changes to that landscape were made during the life of Mrs Montagu, with the exception of the construction of the utilitarian walled garden adjacent to Newtown Road. While this landscape would have formed part of the setting for the house, the extensive arable land in that area would also make it incompatible with the appearance and usage of a country park.

The appearance of the proposed country park following the conversion of the arable to grassland after 1802 provides a more compatible character. The earliest detailed and spatially accurate mapping of this stage is that of the Ordnance Survey, surveyed in 1877-78, and this has been selected from the historical records as the historic basis for the design for the proposed country park (see *Drawing 1, Appendix A*). While this area was not initially labelled or otherwise explicitly indicated on the maps as parkland, by the later 19th Century and after it was labelled in a general way as 'Sandleford Park' and most of it indicated as parkland by the tone shown on later maps.

The existing character of the area of the proposed country park is described in Section D of the SPD (e.g. under CA7, CA8, CA9 and CA10). The proposed country park area consists of a vegetation pattern of mature and ancient woodland blocks, with groups of trees set amongst more open areas of grassland and large arable fields. Gently sloping valleys, crossed by minor watercourses, also encompass wet meadows in the lower lying areas of the site. This informal parkland character is partly consistent with the naturalistic style of the English style of landscape design that developed in the 18th Century, which may be discerned on both the 1871 and 1877-78 OS maps (see *Drawing 1, Appendix A*).

Section 2.0 above has documented the evolving character of the local landscape over time, with changing land uses, land ownership, social and economic conditions and landscape aesthetics having left their mark on the ground. This is a palimpsest, a living landscape to be read, with some historic elements remaining, some written over, others erased with time and some recent landscape features still legible.

The historic landscape character of the area designated for the country park in the SPD has come about as successive landowners have cleared woodland, grown crops, planted and removed hedgerows. Woodland blocks remain that once formed part of a more expansive ancient woodland, which was historically cleared for agriculture. Coppes that were once coppiced are now mature woodlands. Former hedgerows containing trees have been removed, as field boundaries changed, leaving lone standing veteran trees as vestiges of previous landownership patterns. Names such as leaze suggest past land uses of pasture of meadow land. A variety of boggy and wet grassland habitats remains, reflected in such names as 'Dirty Ground Copse'.

3.2 Proposed Design Approach

The design of the proposed country park cannot recreate every historic landscape that has occupied its footprint. In fact, the SPD neither calls for a historic restoration of a Brownian

landscape, nor has it determined that the landscape to the west of the A339, where the country park is proposed, is in fact Brownian (SPD para. 85, pages 21-22).

In general, parkland is often associated with hunting grounds, landscaped estates and pleasure grounds that were used to promenading in, or be viewed from, key locations, predominantly from a country house. Ha-ha's and careful structure planting allowed for the wider surrounding landscape to be stolen, or pulled into the view, giving the impression that the owner's estate reaches to the horizon. They give the impression that different pieces of parkland, though managed and stocked quite differently, were one¹⁶.

Tree clumps in grassland were situated to provide a sequence of key vistas to focal features, such as waterbodies or an architectural feature, framed then screened by woodland blocks. Isolated trees and tree stands seek to make the landscape seem larger to the viewer as the sense of scale is played with. Views from the house are designed, with a foreground, mid-ground and seek to capture of the wider landscape in views contain wild features, such as *naturalistic* woodlands in key view corridors. This visual aesthetic of parkland and vistas helped to define the 18th Century aesthetic style of naturalistic parkland being designed, created and managed for the landed gentry by landscape gardeners, such as Brown.

Following the death of Capability Brown in 1783, his style and visual aesthetic was criticised in favour of the picturesque. Uvdale Price and William Gilpin, amongst others, advanced the alternative picturesque style, and so the visual aesthetic for designed landscapes continued to change and evolve.

Therefore, the proposed design approach for the country park is to:

- retain and enhance the historic landscape character of the area;
- reinforce and enhance the existing parkland character;
- be sensitive to the historic setting of Sandleford Priory and gardens; and
- maintain and strengthen the strong visual connections to Sandleford Priory and the acknowledged Brownian designed landscape that remains to the east of the A339.

The proposed layout and design for the country park is shown on *ES Figure 4.3*. The retention and enhancement of key historic features, together with the introduction of new features, is discussed further below.

3.3 Historic Landscape Fabric

The proposed layout and design of the country park will respect the existing landscape fabric of the southern site area, and retain valley formations, watercourses and associated wetland areas, the blocks of ancient woodland, together with other woodland and isolated trees on vestigial boundaries.

All existing woodland and all trees and hedgerows will be retained where practical, with removals limited to a few necessary locations to accommodate new highway connections, for example in accordance with SPD Principle L4.

In addition, to respond to SPD Principle E1, the proposed layout and design of the country park is to strengthen and create habitat corridors, ecologically diverse habitats, such as

¹⁶ <http://www.capabilitybrown.org/lancelot-capability-brown>

woodland edge, stream edge or grassland surrounds to tree stands.

The old public footpath route that leads from the A339 to Warren Road will be retained (except for a small diversion at the north-west end), with an unsealed surface proposed to allow for cycles to use this public right of way and ensure the area is accessible to all members of the community, in accordance with SPD Principle L6. The existing pond, south of where the public footpath crosses the stream in the central valley (labelled 45 on the 1877-78 OS map), will be retained, together with the woodland which has grown up around it since the 1877-78 OS map was drawn.

3.4 Views from Sandleford Priory

With reference to SPD Principle L5, the view corridor from Sandleford Priory (St Gabriel's School) across the country park towards Pensford will be retained and enhanced with new tree planting designed to reflect the historic vegetation pattern shown on the first edition OS maps. The existing arable fields will be managed as meadow grassland (see management prescription in *ES Appendix G7*), which will further strengthen the parkland character of the area.

The verified photomontage showing the view from the first floor of St Gabriel's School is contained in *ES Appendix G4*, and the long sections in *Appendix D2*, and both demonstrate that no new housing being visible from the listed building, as the new development edge will be set behind both existing and proposed woodland and tree planting.

As discussed in *ES Chapter 7: Landscape and Visual*, and *Chapter 9: Cultural Heritage*, the boundary of the registered historic parkland setting of the Grade II Sandleford Place lies beyond the SPD area and new country park (except for a small area beyond the walled garden which contains an agricultural building). This setting will not experience any physical or visual change. Therefore, the proposals will accord with SPD Principle L8.

3.5 Historic Features Restored and Reinstated

SPD Principle CA10 states that '*Historic landscape features will be retained and opportunities sought to enhance both surviving and lost historic features.*' As described above, the creation of the new country park will reinstate large extents of meadow grassland in areas of formerly arable fields, together with much of the vegetation pattern shown on the 1877-78 1st Edition OS map and 1871 map.

SPD Principle CA8 states that '*New woodland planting to replace lost ancient semi-natural woodland to the south of the site will be considered.*'

Waterleaze Copse formerly extended further north than its current coverage, with a straight northern boundary extending east to where the public footpath now crosses the stream visible on the 1871 and 1877-78 maps. The country park proposals partially restore Waterleaze Copse with new woodland planting to create a more curvaceous northern edge, in keeping with a parkland style and the prevailing woodland form within and around the country park area, rather than a distinct rectilinear woodland edge. This approach will create a softer woodland edge that fragments into a large area of open meadow grassland (i.e. wide ecotone), which will provide enhanced biodiversity through the creation of a variety of overlapping habitats in accordance with SPD Development Principle E1. A sinuous informal mown grass path will cross through the naturalistic grassland, to form one of the proposed circular walks, in accordance with SPD Principle P1.

The eastern extent of Dirty Ground Copse will be restored, with new woodland and tree clumps planted, so that its footprint more closely resembles that shown on the historic maps. The small wooded copse, west of Slockett's Copse (labelled 6 on the 1877-78 map) will be complemented by new tree planting interspersed throughout the existing tree groups to replace aging tree stock, and also to retain some views through the trees for the local residents providing visual permeability. This design approach is in accordance with SPD Principle CA7, which states that '*Mature trees retained within the valley to maintain the parkland setting and filter or obscure views of the development*', and continues '*Additional parkland tree planting will be included on the valley sides where it does not conflict with ecological objectives for the valley.*'

Drawing 1 (Appendix A) shows historic hedgerow locations, identifying which period remnant field boundaries date back to, and when they were removed. The existing hedgerow south of Newbury College pond, and fragmented hedgerow along the northern side of the public footpath, will be retained, with any gaps infilled with native species, except adjacent to designed viewpoints.

3.6 Historic Features Left Unrestored

The walled garden and grounds associated with Sandleford Farm, to the west of the A339, is not land under control by the Applicants, and thus the country park proposals cannot restore these historic features that adjoin the park.

3.7 Non-historic Features Retained

The south-eastern corner of Waterleaze Copse has grown up around the stream where it joins the River Enborne and along the northern banks of the river since the OS map was drawn in 1877-78, and this woodland is retained for ecological reasons in accordance with SPD Development Principle L4.

The intermittent linear vegetation that runs along the central valley is not shown on the historic maps, but has been retained to comply with SPD Principle L4, with regards to the retention of important existing trees and hedgerows.

The existing footpath that runs south from Newbury College will be retained as part of the circulation hierarchy that links to the wider area in accordance with SPD Principle P1.

3.8 New Landscape Features included in the Proposed Country Park

The SPD requires the introduction of some new landscape elements into the proposed country park as part of the wider delivery of recreational and educational opportunities for the new residential population that will live in the area. These new landscape elements include the siting of a NEAP, LEAP, new pathways with seating and signage, SuDS basins and new structure planting, as described below.

SPD Principle P1 requires the provision of a range of play areas, including a NEAP, that must be at least 30m from the nearest dwelling. As shown on *ES Figure 4.3*, the NEAP will be located within the western margin of the country park between Gorse Covert and Dirty Ground Copse, behind new structure planting that will screen it in views from Sandleford Priory (St. Gabriel's School), as illustrated by the verified photomontage in *ES Appendix G4*, and long sections contained in *Appendix D2*. This location for the NEAP has been previously

agreed with WBC. The plan in *Appendix D1* illustrates how the NEAP will be overlooked by the neighbouring houses, and also cyclepath and footpath routes extending from this housing edge into the park (natural surveillance). The adjacent properties will have clear views over intervening managed hedgerow, and beneath adjacent tree canopies, which will form part of the naturalistic setting to the NEAP. The NEAP itself will be constructed from predominantly natural materials, such as treated timber and rocks. *Appendix D3* provides examples of play facilities located in parks in the surrounding area of Newbury and Reading that are not directly overlooked by houses, but where other park users provide natural surveillance.

Page 46 of the SPD states that the LEAP should be located within the northern valley, but not within the country parkland. However, the diagram on page 49 of the SPD shows the LEAP within the proposed housing area further west of the valley and adjoining woodland. This inconsistency in the guidance has been interpreted, and the LEAP is shown on the eastern side of the northern end of the valley, the character of which will be strongly influenced by the new housing and new link road south of Crook's Copse. The location of this LEAP has been previously agreed with WBC. The southern and more rural part of the valley will remain strongly associated with the main country park area associated with Sandleford Priory.

This marginal part of the country park does not lie within the view corridor from St. Gabriel's School. A new hedgerow will link the existing groups of trees, and aim to provide a wildlife link between High Wood and the vegetated eastern site boundary, as well as helping screen the consented, off-site Highwood Copse Primary School and associated A339 link road, which will lie north of the pond.

An orchard area is proposed on south-east facing slope of the main country park area, east of Gorse Covert, where there will be minimal shading by woodland to receive maximum amount of sun for fruit to grow and ripen. The orchard will be laid out in a pattern beneficial to pollination that is not inconsistent with the character of the proposed country park. The SPD has a requirement for growing areas, and on page 47 it states that '*...there are opportunities within the site to provide growing areas of the local community, such as allotments and community orchards. These features can potentially be incorporated within the Country Parkland...*' In accordance with SPD Development Principle E1, species local to Berkshire are specified for the fruit trees.

The extension of woodland between Dirty Ground Copse and Gorse Covert introduces a new area of woodland with no historic precedent, but has been proposed to infill the gap between Dirty Ground Copse and Gorse Covert, lying further south, to physically contain and screen the edge of the proposed development, and protect views from Sandleford Priory (St. Gabriel's School) and from within the country park.

New trees are proposed in the country park to reflect an indicative historic tree cover that is shown diagrammatically on the 1877-78 map. These trees are shaded brown on *ES Figure 4.3*. Elsewhere in the country park, new tree clumps are shown to provide long-term replacements for the aging tree population. The footprints of these tree clumps are similar in character to those on the 1871 map; while the balance of evidence suggests that this map is not reliable in this respect, such a layout cannot be entirely ruled out and denotes a parkland character.

A series of green, natural conveyance channels and SuDS basins are proposed within the proposed country park, and will be carefully designed to match existing topographical flow patterns and improve upon present day water quality levels, thereby offering a net benefit in storm water management for the site. The SuDS features in the proposed country park are

in accordance with SPD Principles H3 and E1 through the promotion of biodiversity across the site with the creation and enhancement of aquatic, marginal and wet meadow habitats. These new seasonal waterbodies will be in keeping with the existing and historic character of the central valley, with seasonally wet areas adjacent to the associated watercourse.

A detailed design for the new road bridge across the central valley will come forward as a Reserved Matters Application and will be agreed with the Council in the normal way.

4.0 Views from St. Gabriel's School and Public Footpath Crossing the Country Park

Following the landscape review of the first two planning applications for the site by WBC's external consultant, Kirkham Landscape Planning, in the 28 January 2016 submission, the following additional information was requested in respect of the visual effects of the proposed development:

- view from the south end of Sandleford Priory house, now St. Gabriel's School, 1st floor window looking west over the proposed country park towards the proposed development (Photomontage 8b, see *ES Appendices G4 and G6*);
- view from pavement of the A339 looking down the proposed eastern entrance to the development (Viewpoint 12);
- view from pavement on the A339 adjacent to St. Gabriel's School entrance (see Viewpoint 13); and
- a visual description of the sequential view experienced as the viewer passes through the proposed country park along the existing public right of way from the A339 in the east to Warren Road in the west (see photographs, viewpoints 14-25, in *ES Appendix G10*, *visual assessment tables in ES Appendix G6*).

As the scope of this additional information was considered acceptable by WBC, a similar approach has been adopted for this Application, and the information is therefore reproduced in *ES Appendices G4, G6 and G10*.

4.1 Verified Photomontage from St. Gabriel's School

Photomontage 8b has been prepared to show the potential change in the view from St. Gabriel's School, namely the first floor and most southerly available opening window. The baseline photograph was taken on 14 April 2016, before the vegetation was in leaf. The validity of these illustrations has been previously agreed with WBC and their external landscape consultant.

The visual effects table (*ES Appendix G6*) describes the view at the baseline and provide a description of the change in the view 15 years after planting, with the new planting illustrated by the verified photomontage.

The adverse visual effect of the proposed development from Viewpoint 8b, a Grade I Listed Building and Grade II Registered Park and Garden of Special Historic Interest, has been assessed as being of negligible significance During Construction/On Completion (occupation phase), as a result of seeing new pathways and seating areas being constructed. The

proposed new buildings will not be visible above the retained vegetation (e.g. existing woodland blocks), or where there is an existing gap between Gorse Covert and Dirty Ground Copse as this gap will be infilled by advanced structure planting, as shown on *ES Figure 4.3*.

A wireframe of the view On Completion, with no proposed planting shown, is produced for Viewpoint 8b on Sheet 3 of the photosheets in *ES Appendix G4*. This wireframe view uses a dashed red line to indicate the location of the proposed development behind the retained vegetation and woodland blocks. The blue houses shown in the zoomed area are located in the gap between Gorse Covert and Dirty Ground Copse and are not visible from St Gabriel's School. The new houses closest to the existing hedgerow in the gap are coloured blue and are not visible because of their location behind Dirty Ground Copse and the north-eastern edge of the existing hedge that links the two woodlands. Only the south-western section of this existing hedge is visible in the view, but the adjacent new housing will not be seen.

15 years After Completion (as illustrated by the verified photomontage in *ES Appendix G4*), with new planting within the proposed country park having had time to mature, the residual visual effect is assessed as being beneficial and of moderate to substantial significance. The new tree planting, designed to reflect the former historic vegetation cover, and change from arable land use to grassland meadow, will further enhance the parkland character of the area as seen from St. Gabriel's School. The long sections from Sandleford Priory to the eastern edge of development (contained in *Appendix D2* of this report) further demonstrate how the existing and proposed woodland and new structure will screen the new housing in this view corridor.

4.2 Additional Viewpoints A and B

The two new viewpoints along the A339, namely adjacent to the driveway leading to St. Gabriel's School, and further north near Newbury College, are assessed as Viewpoints 12 and 13 respectively within *ES Chapter 7: Landscape and Visual* and supporting *Appendix G6*.

4.3 Sequential View from the Existing Public Footpath Crossing the Country Park Area

ES Appendix G10 contains a set of site photographs (Viewpoints 14-25) showing the range of sequential views that a walker currently experiences as they move through the southern part of the site. A separate detailed assessment of the visual effects of the proposed development has been included as part of *Appendix G6*.

The assessment of effects makes comparison with the baseline condition for the identified viewpoints, and assesses the type of change for the following time periods:

- During Construction/On Completion (Occupation): in winter, without the benefit of effective planting mitigation; and
- 15 Years After Completion: in winter.

The degree/nature of identified change has been assessed for 15 years after Completion, when the proposed planting within the Country Park, and on the edge of the housing development has matured.

4.3.1 Sequential Views from East to West

As the existing footpath leaves the A339 (Viewpoint 14) within the southern part of the site, it descends westwards into arable fields towards a low point where it passes over the narrow watercourse (Viewpoint 17), midway across the proposed country park, before climbing up the gentle slope towards Dirty Ground Copse (Viewpoint 20). The route then passes through the large arable field enclosed by woodland, namely Gorse Covert and Barn Copse. Viewpoints 21-24 lie within this area, which will become one of the new residential areas. North-west of Viewpoint 24, the footpath will follow a tree line tract running further through the new housing development, past the LEAP (Viewpoints 25) to emerge onto Warren Road.

The sequential change in view that a walker will experience as they move through the new country park along the footpath from east to west (denoted by blue arrows on photosheets in *ES Appendix G10*), 15 years after planting and on completion of the proposed development, is described below:

- *Viewpoint Location 14*: existing open view towards distant woodland blocks on the horizon will remain, but be enhanced by additional clumps of parkland trees scattered across the foreground of a managed naturalistic grassland meadow; the proposed housing will not be visible;
- *Viewpoint Location 15*: existing open view towards a wooded horizon will remain and be enhanced with additional clumps of parkland trees scattered across a naturalistic grassland meadow; new mixed native hedgerow planting will infill gaps along the vegetated northern edge of the path;
- *Viewpoint Location 16*: the walker will be closer to the edge of the new SuDS feature, adjacent to the existing watercourse; the view towards existing woodland, such as Dirty Ground Copse, will be retained above the new native hedgerow in the right of the view; the agricultural field in the left of the view will be replaced by managed naturalistic grassland meadow with scattered clumps of trees;
- *Viewpoint Location 17*: the relatively open and framed view of woodland blocks, seen above rising grassland, will remain and be enhanced; new parkland trees, and some of the fruit trees in the proposed community orchard, will be visible in the left of the view, together with new woodland edge planting further south; gaps in the existing hedgerow on the northern side of the path will be infilled and the condition of the hedge improved through management;
- *Viewpoint Location 18*: the open arable fields will be replaced by a managed naturalistic grassland meadow with scattered tree stands; the surrounding woodland blocks will remain dominant on the skyline, with some additional woodland planting between Gorse Covert and Dirty Ground Copse in the centre of the view; the existing brambles and scrub along the footpath's northern edge will be replaced by native hedgerow planting that will be more beneficial as a wildlife habitat; the new community orchard will be seen to the left of the path, together with some additional woodland and tree planting;
- *Viewpoint Location 19* lies slightly further west of Viewpoint Location 5, with the woodland edge slightly closer to the viewer; the tops of the southernmost rooflines of the houses and the Neighbourhood Equipped Play Area (NEAP) will start to become visible above and through the trees and hedgerows as the viewer ascends the slope; the new community orchard will provide an attractive foreground feature;
- *Viewpoint Location 20* currently provides an enclosed view looking through part of Gorse Covert down the path towards a larger clearing in the woodland; the existing hedge, visible in the right of the view, will be retained and managed; the sense of enclosure provided by the adjacent woodland will remain with the new housing development visible in the right of the view and beyond the native hedgerow, and between the scattered hedgerow trees; the proposed NEAP will lie to the right of the path, in front of the hedge;

natural surveillance of this play area will be afforded by overlooking housing, as well as from the adjacent pathways; and

- *Viewpoint Locations 21-24*: here, the walker will progress along a green corridor that runs through the new housing development, and accommodates swales, meadow grassland, structural tree and shrub planting; views from the footpath will be framed to either side by clusters of new housing.
- *Viewpoint Location 25* lies further west along the footpath at the point just before the site boundary, at Warren Road. It progresses along a green corridor that runs through the new housing development, past the LEAP; and accommodates swales, meadow grassland, structural tree and shrub planting. This view looks south-east towards the proposed development, with the LEAP visible in the foreground, in context of the housing development beyond.

In conclusion, the proposed country park with its sympathetic structure planting, and managed naturalistic meadows, will enhance the experience of walkers along the eastern section of the public footpath. As the viewer approaches the location of the proposed NEAP location, between Dirty Ground Copse and Gorse Copse, the new housing within the central part of the site will start to become visible. Within the new development area, there will still be framed views along the green footpath corridor.

4.3.2 Views towards Sandleford Priory

Photographs illustrating existing views looking east towards Sandleford Priory house from *Viewpoints 18 and 20* are highlighted by orange arrows on the photosheets in *ES Appendix G10*, have been assessed as part of Appendix G6.

From all three locations, the views of the existing listed building (now St. Gabriel's School) and its historic parkland will be retained. The foreground of the views, comprising the new country park, will be enhanced through new groups of tree planting set within managed naturalistic grassland meadow.

5.0 Summary

The SPD, at paragraph 85 (pages 21 and 22), states that:

'To allow any development which would materially harm the setting of The Priory or the setting of the Registered Park and Garden would clearly be inappropriate. Whilst the area has a parkland-like feel to it the Audit supports the view that the southern part of the site is not a 'Capability' Brown landscape, unlike the other side of the A339 surrounding the Priory which most certainly was designed by Brown...'

The key distinction highlighted in this document is the difference between the restoration of one particular historic landscape and the creation of the proposed country park (as required in the SPD). The new country park will deliver an enhanced and restored parkland character, and comply with the historic precedent whereby the character and landscape fabric of the site has evolved over time as shown in different iterations of reviewed historic maps.

SPD Principle CA10 states that *'Historic landscape features will be retained and opportunities sought to enhance both surviving and lost historic features.'*

Although the SPD refers to the area's parkland character, it accepts that the country park is not a Capability Brown landscape, with reference to the associated Conservation Audit. The design approach has been to emphasise the remaining parkland character of the area, and to reinstate some of the historic landscape features found on the spatially accurate 1st Edition OS Map of 1877-78; for example, reinstate areas of meadow grassland, and reflect the pattern of tree planting that appears on the historic OS map. This approach is in keeping with the 18th Century aesthetic, with key vistas over naturalistic parkland, and a setting for Sandleford Park and Gardens.

The proposed country park is not intended to be a replica or pastiche of the landscape illustrated on the 1st Edition OS map, or any other historic maps. Historic features will be retained, restored or removed in order to strengthen the existing historic landscape character, as appropriate and by agreement with WBC. In addition, new landscape elements such as SuDS features, community orchards, recreational and educational trails, play areas and cycle routes are proposed to accord with the landscape and open space design principles set out in the SPD.

The design of the country park has also evolved since the submission of the first planning application, to respond to feedback from WBC and the statutory consultees.

In response to consultation feedback, additional analysis and illustrative information is also included within the Environmental Statement and Appendices; namely the inclusion of additional assessment viewpoints along the A339 and from the first floor of St Gabriel's School, as well as an analysis of how views will change as an observer moves along the existing public footpath crossing the new country park, and more detail on the siting of the NEAP within the western margin of the park.

An assessment of the potential visual effect of the proposals on the view from Sandleford Priory (St. Gabriel's School) has been undertaken as part of the ES, and concludes that 15 years after planting, with new planting within the proposed country park having had time to mature, the residual visual effect will be beneficial and of moderate to substantial significance.

The presence of the country park with its new structure planting will enhance sequential views from the eastern part of the existing public footpath that crosses it. Views from the western length of footpath, which will be retained within a green corridor, will be framed by new housing lying to either side of it. This is entirely consistent with the arrangement of uses in the SPD (Figure 13).

The proposed NEAP location will be both overlooked by new housing and adjacent footpaths entering the new country park. The presence of the NEAP will be screened from St. Gabriel's School by new structure planting.

It is concluded that the proposed layout and design of the country park is in accordance with the SPD Development Principles, in that it will:

- restore the parkland character of the southern site area;
- enhance the setting of Sandleford Priory Listed Building (St Gabriel's School) and associated Registered Park and Garden, together with preserving and enhancing views from these heritage assets;
- provide increased biodiversity; and
- sympathetically incorporate new landscape, recreational, educational and SuDS features into this landscape area.

Appendix B: Sandleford Park SPD Development Principles Relating to the Proposed Country Park

| Topic | Development Principle | | The Proposed Development |
|------------------------|-----------------------|--|--|
| Landscape and Heritage | L1 | Strategic Landscape and Green Infrastructure Plan. | <p>Refer to <i>ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan</i>, which shows:</p> <ul style="list-style-type: none"> the retention and enhancement of existing landscape and Green Infrastructure assets within the site; and the integration of new landscape, recreational, ecological and hydrological features into the landscape fabric of the Country Park and wider open space framework. |
| | L2 | Landscape and Green Infrastructure Design Management Plans for character areas and phases. | <p>Landscape and Green Infrastructure Design and Management Plan (LGIDMP) (<i>ES Appendix G7</i>) describes the following:</p> <ul style="list-style-type: none"> how the Development Principles within Section F of the SPD in relation to landscape, ecology, hydrology, public open space and access have been incorporated into the development proposals; landscape treatments within the Country Park, and associated character areas; the management of the landscape and Green Infrastructure in terms of the following: <ul style="list-style-type: none"> the scope of the geographical area and features to be managed; management period and responsibilities; management items to be covered by the Section 106 Agreement and/or specific Planning Condition; overarching management objectives; historic landscape features to be preserved, enhanced or reinstated; areas to be prioritised for biodiversity and habitat creation/enhancement; buffer zones around retained features and areas; enabling management works; and scope and frequency of annual maintenance operations. |
| | L3 | Design and management of the Country Parkland. | <p>The LGIDMP describes the management objectives, for the Country Park.</p> <p>This document provides a Heritage and Landscape Assessment of the Country Park and describes the sensitive design approach with regards to the surrounding Heritage Assets.</p> |

| Topic | Development Principle | | The Proposed Development |
|-------|-----------------------|--|---|
| | L4 | Retention and integration of existing trees and hedgerows - areas of woodland retained and protected. | <p><i>ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan</i> provides information in relation to the retention of trees and hedgerows.</p> <p>All areas of woodland will be protected with a 15m buffer zone, and will be sympathetically integrated into the proposed development.</p> <p>Wherever possible, other important trees and hedgerows will be retained. Measures to minimise the adverse effects of breaching hedgerows (e.g. with roads) have been identified, together with opportunities for new hedgerow linkage planting where in keeping with the historic precedent of the parkland character for the Country Park.</p> <p>The landscape, ecological and arboricultural effects of the proposed development are described and assessed in the ES.</p> |
| | L5 | Measures to protect and enhance views into the site, particularly those from Sandleford Priory and A339. | <p>The Landscape and Visual, and Heritage, chapters of the ES identify the availability of existing views towards and from the site, including historic views across the site from Sandleford Priory, and describe how these views may be protected and enhanced.</p> <p>The verified photomontage (<i>ES Appendix G4</i>) shows the view from the 1st floor of St. Gabriel's School looking west across the proposed Country Park, 15 years after planting. None of the proposed housing will be available in this view.</p> <p>Site photographs showing the range of sequential views that are available from the public footpath crossing the proposed Country Park are contained in <i>ES Appendix G10</i>.</p> |
| | L6 | Provision of green links and spaces through the development - promoting cycle and pedestrian access. | <p><i>ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan</i> shows the proposed network of new footpaths and green links and spaces within the proposed development. A series of circular recreational routes of different lengths will be laid out within the Country Park (including the valley corridor), which will be designed to also function as fitness, natural play, educational and foraging trails. In addition to cycle routes through the development, the existing public right of way across the southern part of the site will be upgraded to a 3m wide shared footpath and cycle link.</p> |
| | L7 | Details of the Valley Access Road to be provided. | <p>Detailed design of the valley crossing is a reserved matter for subsequent approval. The Transport Assessment, submitted with the outline planning application, includes an illustrative design. The design of the Valley Access Road seeks to minimise severance in terms of its landscape character, views along the valley, its function as an ecological wildlife habitat and movement corridor, and the landform and hydrology of the valley itself.</p> |

| Topic | Development Principle | | The Proposed Development |
|------------------------|-----------------------|---|---|
| | L8 | Impact on designated heritage assets and their setting to be considered. | <p>The Heritage Impact Assessment is set out in <i>Chapter 9</i> of the ES, and has established which known and potential assets could be affected by the proposed development (including the Grade I house and Grade II Registered Park of Sandleford Priory), their heritage significance, and where relevant, the contribution made by their setting to that significance. This document provides a Heritage and Landscape Assessment of the Country Park and its relationship with heritage assets and setting.</p> <p>The proposed development largely enhances or conserves the key settings chiefly through careful positioning of the proposed built-up areas within the northern and western parts of the site, extensive retention of historic character and features within the proposed Country Park (which contribute to the immediate setting of Sandleford Priory), and sensitive mitigation where necessary. See verified photomontage in <i>ES Appendix G4</i>, which shows the view from Sandleford Priory across the site after 15 years of planting, with the sensitive siting of proposals on the edge of the proposed Country Park.</p> <p>The potential for direct impacts on buried archaeological features has been assessed and would be mitigated prior to construction, where necessary, through a programme of archaeological fieldwork and reporting.</p> |
| Ecology and Wildlife | E1 | Active management and promotion of ecology and biodiversity within the site. | <p>An Ecological Mitigation and Management Plan (EMMP) has been produced by WYG, which outlines the management of retained, enhanced and created habitats. Details are provided for management practices post construction for habitats, including woodland, hedgerows, mature trees, tall grassland and marshy grassland. A timeline has been produced and details management prescriptions for the next 10 years, which will include information with regards to grassland cutting, hedgerow cutting and scrub management, etc. to ensure habitats are managed in accordance with the requirements for protected and notable species.</p> <p>The LGIDMP (<i>ES Appendix G7</i>) describes the management objectives for the Country Park.</p> |
| | E2 | Management and protection of ecology through the development process. | <p>The EMMP, produced by WYG, details mitigation for the protected and notable habitats and species that may be impacted by the development works, and outlines the management of retained, enhanced and created habitats. This will include the protection of notable species, such as reptiles, which will be translocated from the works area into areas of retained/enhanced habitats which will not be impacted by the proposed works to avoid breaching the Wildlife and Countryside Act 1981 (as amended).</p> <p>Following completion of the works, monitoring will be required for protected species; details of the monitoring requirements will also be outlined in the EMMP.</p> |
| Hydrology and Drainage | H1 | Surface water drainage methods - restrict rates to no greater than the existing greenfield run-off. | <p>A series of green, natural conveyance channels are proposed to be installed within the open space/Country Park areas to allow the flow of development storm water to reach the various attenuation basins. The basins themselves will also be situated within the Country Park. This treatment train has been carefully designed to match existing topographical flow patterns and improve upon present day water quality levels, thereby offering a net benefit in storm water management for the site.</p> |
| | H2 | Sustainable urban drainage systems (SuDS) to be employed. | |

| Topic | Development Principle | | The Proposed Development |
|----------------------------------|-----------------------|---|--|
| | H3 | SuDS to promote biodiversity. | |
| Public Open Space and Recreation | P1 | A range of public open spaces to be provided. | <p>The proposed development will provide the following areas of open space, as shown on <i>ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan</i>:</p> <ul style="list-style-type: none"> • a Country Park; • a Neighbourhood Equipped Area of Play; • Local Equipped Areas of Play; • informal open space; and • community orchards. |
| | P2 | Country parkland to be managed to minimise the impact of recreational use of the countryside on breeding birds in the wider area. | <p>Greenham and Crookham Commons Site of Special Scientific Interest (SSSI) is located to the east of the A339. To avoid increases in visitor pressure to this designated site, the Country Park will provide multi-functional open space for recreational use and biodiversity enhancement, with no direct access being provided from Sandleford Park to the SSSI.</p> <p>It is proposed that a circular footpath ('the Sandleford Mile') will be opened up in the Country Park for use by both new residents and the wider existing community. Other footpath routes will connect to this route, together with the provision of notice boards, as shown on <i>ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan</i>.</p> <p>The Country Park will retain all existing ancient woodland (together with buffer zones), and the central valley of the site, as well as existing grassland and woodland in the southern part of the site bordering onto the River Enborne.</p> <p>The LGIDMP (<i>ES Appendix G7</i>) describes the management objectives for the Country Park.</p> |
| | P3 | Public open spaces to be accessible to all members of the community. | This is a detailed matter appropriately addressed in Reserved Matters Applications. |
| | P4 | Maximise opportunities provided by existing landscape features. | This document details the approach taken to retain and enhance existing historic landscape features. |

Appendix C: West Berkshire Council and Statutory Consultation Feedback

| Table 1: Statutory Consultee Comments and Responses Relating to the Proposed Country Park: December 2015 to March 2016 | | | | |
|--|------------------|-----------------------|--|--|
| Consultee | Date Received | Subject Area | Comments Raised | Response |
| 1. Woodland Trust | 22 December 2015 | Woodland Conservation | <p>Objection - damage to ancient woodland:</p> <ul style="list-style-type: none"> • 50m buffer zone should be provided as a minimum given the scale of the development; and • pressure on biodiversity - need to increase habitat options. | SPD, page 80, 1 st bullet point, states that a 'buffer zone to development of 15 metres' is to be provided, which has been incorporated into the submitted site masterplan. |
| 2. Public Open Space and Countryside Response | 6 January 2016 | Public Open Space | <p>Commuted maintenance sum will be required to cover the future maintenance costs of the public open space and play areas - S106. Wildflower areas should be grazed - stock fencing required. A warden/ranger is highly desirable to help manage and maintain the public open space areas. S106 needs to clarify trigger points at which public open space and play areas are delivered. The Country Park Phasing Plan is unacceptable - DPN1 should as a minimum deliver the pink and blue land and the green valley grassland to the north of the stream from the siting hedgerow in a southerly direction. No additional country park would be delivered for DPN2, except a path. The central parcel should deliver the green and brown parts of the country park. Parcel West would then deliver Brickkiln Copse.</p> | A revised Country Park Phasing Plan is provided as <i>ES Figure 7.7</i> . |
| 3. Tree Officer | 12 January 2016 | Trees | <p>DPN1 - further clarification is sought for elements of this part of the development. Loss of 10 significant trees along Warren Road considered unacceptable. Insufficient and inadequate information on landscaping. Removal of an important hedgerow adjacent to the A339 on the east edge of the scheme unacceptable.</p> | <p>Comments relate to areas outside the country park.</p> <p>Tree removal along Warren Road is considered in <i>ES Chapter 7: Landscape and Visual</i> for Application 3A.</p> |

Table 1: Statutory Consultee Comments and Responses Relating to the Proposed Country Park: December 2015 to March 2016

| Consultee | Date Received | Subject Area | Comments Raised | Response |
|----------------------------|-----------------|----------------------|---|--|
| 4. Newbury Town Council | 21 January 2016 | Newbury Town Council | Land for allotments requested. | The SPD: P1 states the need to provide areas for growing food. Provision has been made for two foraging trails that include fruit, nut and berry trees and bushes, including three community orchards within the country park (eg. local apple and pear species) in accordance with SPD: E1, last bullet point. |
| 5. Wildlife Trust | 27 January 2016 | Biodiversity | Reference to ongoing financial obligations relating to the proposed country park. | This is an issue for ecology, part of the S106. |
| | | | Construction Environmental Management Plan (CEMP) required. | This is an issue for a condition. |
| 6. Berkshire Gardens Trust | 28 January 2016 | Historic Landscape | Further details regarding the country park should be provided at this stage. | As the planning application is outline, a detailed scheme will be provided to address reserved matters. |
| | | | Need to show how the historic precedent has informed the final design and layout. | Refer to Sections 2.0 - 3.0 of this report. |
| | | | Visibility of development from Priory. | Refer to Section 4.0 of this report, together with <i>ES Chapter 7: Landscape and Visual</i> and <i>ES Chapter 9: Cultural Heritage</i> . |
| | | | Need to reduce impact of valley highway and bridge on historic landscape. | Detailed design of the valley crossing is a reserved matter for subsequent approval. |
| | | | The country park should be restricted to informal recreation uses and ecological habitats. | In accordance with SPD: P1, a range of recreational activities are provided in the country park. |
| | | | In relation to ponds, a designer with a proven track record in restoring Brownian landscapes should be employed by the developer. | Noted. Specialist drainage consultant is advising on placement of SuDS basins for Application 3A. No evidence of Brown design (see Section 2.9.3 of this document). |
| | | | Appropriate legal protection - designated as a Local Green Space. | This is a legal issue. |

Table 1: Statutory Consultee Comments and Responses Relating to the Proposed Country Park: December 2015 to March 2016

| Consultee | Date Received | Subject Area | Comments Raised | Response |
|--|---|--------------|---|--|
| 7. Kirkham Landscape | 28 January 2016 | Landscape | L VIA does not cover the Newbury District Wide Landscape Character Assessment 1993. | Described in <i>ES Chapter 7: Landscape and Visual</i> for Application 3A. |
| | | | L VIA excludes two requirements from the Berkshire Landscape Character Assessment 2003. | Updated. |
| | | | Landscape character compartment needs to be in more detail. | <i>ES Appendix G2</i> divides the site into seven Landscape Character Compartments, plus the eight separate woodland areas, which is considered to be sufficient detail. |
| | | | Additional viewpoints need to be assessed. | Agreed two additional viewpoints on A339 assessed in <i>ES Chapter 7: Landscape and Visual</i> , and anticipated change in views from public footpath described in Section 4.0 of this report. |
| | | | Further details required on the Strategic Green Infrastructure Plan. | Application 3A is outline, more information will be provided as a Reserved Matters Application, and agreed with WBC. |
| | | | Details of the country park have not been provided. | Application 3A is outline, more information will be provided as a Reserved Matters Application, and agreed with WBC. |
| | | | Concerns that the view from Sandleford Priory will not be protected from the development between Dirty Ground Copse and Gorse Covert. | See Section 4.0 of this report. |
| | | | No detailed information provided on the valley access road. | Detailed design of the valley crossing is a Reserved Matter for subsequent approval. |
| | | | Lack of comprehensive country park integrated LVIA and Heritage Impact Assessment and a comprehensive design for the park on historic landscape principles. | Addressed by this report. |
| | | | Several points on SPD character areas - no green links between Monks Lane and the country park considered a major omission. | Two green links to Monks Lane are proposed - see <i>ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan</i> . |
| Phasing and details design of country park required. | A revised Country Park Phasing Plan is provided as <i>ES Figure 7.7</i> . | | | |

Table 1: Statutory Consultee Comments and Responses Relating to the Proposed Country Park: December 2015 to March 2016











| Consultee | Date Received | Subject Area | Comments Raised | Response |
|---|-----------------|----------------------------|--|---|
| | | | Future protection of the country park. | This is an issue for the LPA regarding designations. |
| 8. Spokes - Supplementary Note | 29 January 2016 | Cycle Campaign Group | Objection. Outlines suggested key cycle routes that connect to the site - detailing 'necessary' improvements. | A network of cycle routes has been provided through the proposed housing areas and country park, which will link the A339 to Monks Lane. Connections off-site, outside the redline, are not under the control of the applicant. |
| 9. Landscape Consultant - additional response | 1 February 2016 | Landscape | Loss of trees along Warren Road - these trees have an important landscape role in defining the character and distinctiveness of Warren Road and the interface of the settlement with the open countryside. No reference to the impact of the tree loss in the LVIA. | Comments relate to areas outside the country park. |
| 10. Amended Sport England response | 4 February 2016 | Sport Grounds | Objection. LPA encouraged to undertake a robust and up-to-date assessment of needs in terms of sports pitches and other sport facilities - it will then be possible to determine the priorities for improvements to sports pitch provision in the local area. Concerned that not only have the needs of new residents not been adequately considered, but that the proposed development could also result in a loss of community playing field at the Rugby Club. Sport England will withdraw their objection if the Illustrative Masterplan is resubmitted with the housing removed from the existing playing field or if the Masterplan is revised to show replacement playing field for use by the community. | As of December 2018, the Local Planning Authority do not support the provision of sports pitches on the site. |
| 11. Planning Policy Response | 5 February 2016 | -- | A Country Parkland Design and Management Plan is required at this stage. | Refer to the LGIDMP in <i>ES Appendix G7</i> ; a detailed management regime will be agreed with the Council as part of a Reserved Matters Application. |
| 12. Wildlife Trust | 2 March 2016 | Management of Country Park | Cost of site-based warden for the management of the country park. Basic breakdown of costs provided. | This is subject to a Reserved Matter discussion and S106 Agreement. |

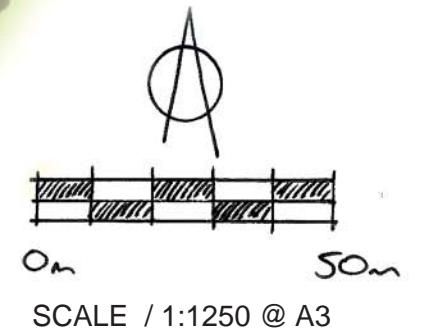
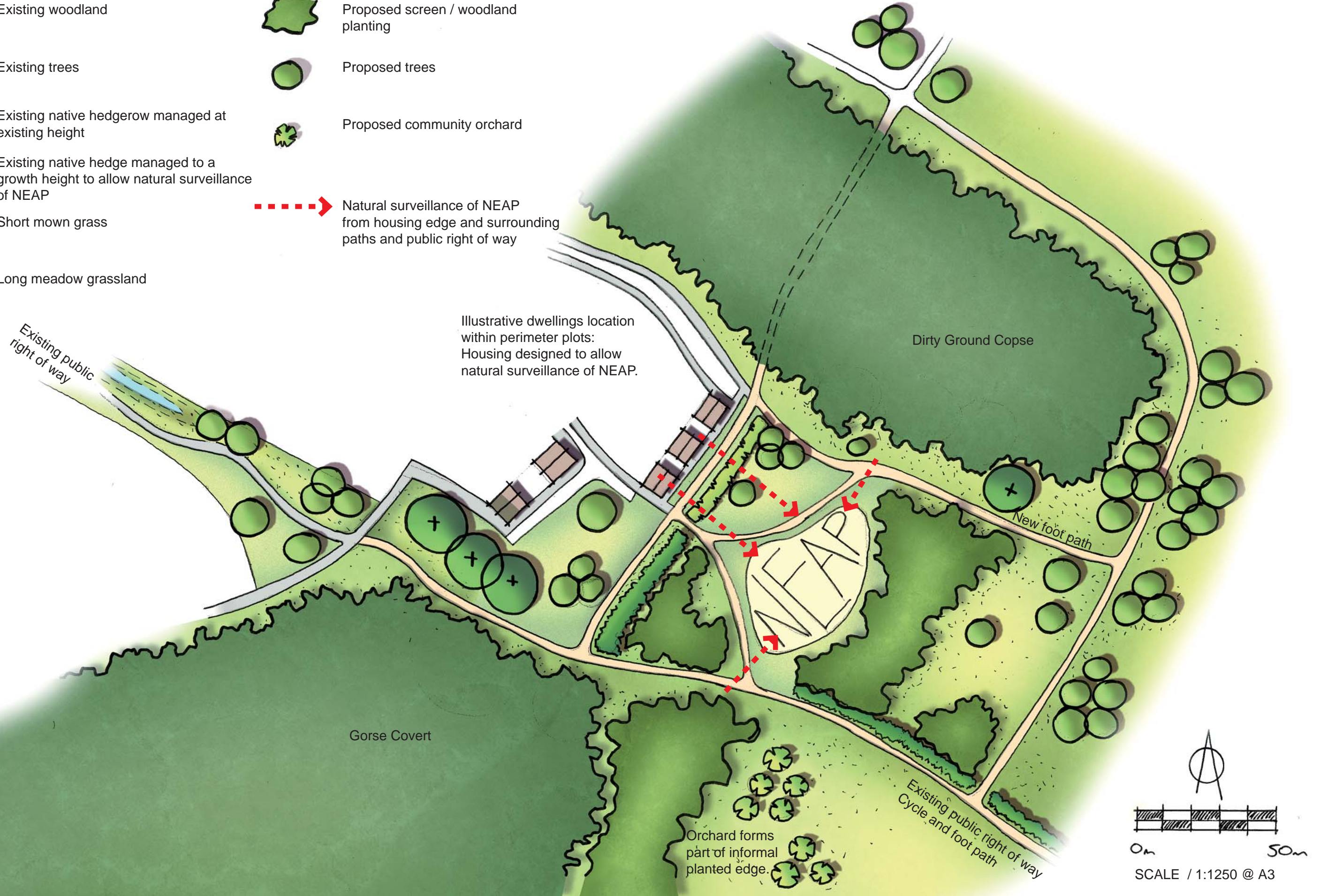
Table 1: Statutory Consultee Comments and Responses Relating to the Proposed Country Park: December 2015 to March 2016

| Consultee | Date Received | Subject Area | Comments Raised | Response |
|------------------------|---------------|--------------|---|---|
| 13. Drainage Authority | 15 March 2016 | Drainage | Very little detailed SuDS information has been provided. Given the size of the developed area, a series of integrated SuDS treatment trains should be incorporated, combining to link the different parts of the development to the main drainage arteries and culminating in the series of proposed attenuation ponds. | However, a more detailed SuDS strategy report will be submitted with Application 3A, and detailed proposals agreed for each Reserved Matters Application. |
| 14. Ecologist Response | 16 March 2016 | Ecology | <p>A number of comments and three objections raised. The objections relate to:</p> <ul style="list-style-type: none"> • the Country Park Phasing Plan is considered unacceptable; • nothing in the S106 about commuted payments for the future management of the country park, including the funding for a warden; and • no green link between Monks Lane and Crook's Copse, as required by the SPD. Subject to comments and objections being addressed, a number of conditions have been suggested. | <p>See above.</p> <p>Applicant previously confirmed to WBC, following Boyer Planning have agreement with Natural England, that as much as possible of the country park will be available to the first residents, and have suggested a condition that will secure the detailed design of the country park ahead of commencement of development.</p> <p>See comments above.</p> |

| Table 2: Reasons for Refusal: Decision Notice 14.12.17 | | |
|---|---|---|
| Reason | Issue | Response |
| 2 | SPD states specific requirement for a single Strategic Landscape and Green Infrastructure Plan for the whole of the allocated site. | Application 3A will deliver the majority of the strategic landscape and green infrastructure within the allocated site, including the main country park area as shown on a single plan; namely <i>ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan</i> . |
| 4 | Submitted ES refers to/relies upon a Heritage and Landscape study (SLR 2016), which was not submitted. | Noted. Report now forms <i>ES Appendix G9</i> . |
| 9 | Loss of playing fields at Newbury Rugby Club. | Application 3A redline revised to show no loss of land. |
| 22 | Provision of suitable facilities for a warden/ranger to serve country park. | Such a facility will be considered as part of the adopted long-term management option, as agreed between Bloor Homes and WBC. |

| Table 3: Accompanying WBC Final Report | | |
|---|---|---|
| Page Ref. | Issue | Response |
| 19-23, 29-30, & 125-130 | Piecemeal approach to provision of strategic landscape and green infrastructure, as submitted plans only deal with Application 3 area. Also, there are a number of discrepancies between the various plans. | See Reason for Refusal 2 above. For Application 3A, previous green infrastructure parameter plan and SLR landscape strategy plan have been combined to form <i>ES Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan</i> . |
| 21 & 127 | Early delivery of strategic planting. | Proposed advanced planting within the country park is identified on new <i>ES Figure 4.3</i> . |
| 23 & 43 | With reference to draft Condition 27, concern over proposed and piecemeal approach to the management of the country park. | See Reason for Refusal 2 above. |
| 23 | No details submitted on how the design of the valley crossing would respond to surrounding landscape. | Previously, it has been stated that the detail for this crossing would be dealt with by Reserved Matters Application. |
| 23 | Submitted ES refers to/relies upon a Heritage and Landscape study (SLR 2016), which was not submitted. | See Reason for Refusal 4 above. |
| 24 & 31-32 | Loss of playing fields at Newbury Rugby Club. | See Reason for Refusal 9 above. |
| 25 & 28 | Proposed locations for NEAP and 2 LEAPS are acceptable. | Noted. |
| 26-28 & 128-129 | Phasing of country park. | Phasing Plan for country park has been updated as <i>ES Figure 7.7</i> . |
| 48-53, 111-114 & 130 | Comments on submitted LGIDMP management prescriptions. Long-term management of country park and its feature, and transfer mechanism to local authority. | See LGIDMP in ES Appendix G7. |

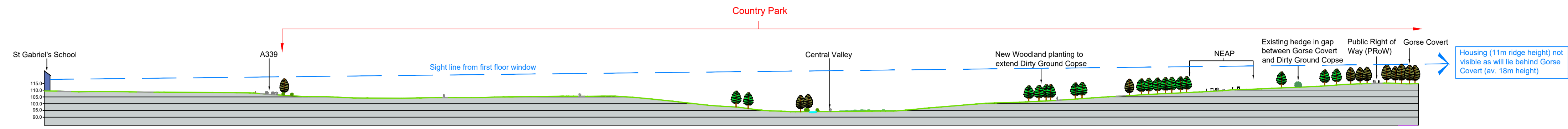
-  Existing woodland
-  Existing trees
-  Existing native hedgerow managed at existing height
-  Existing native hedge managed to a growth height to allow natural surveillance of NEAP
-  Short mown grass
-  Long meadow grassland
-  Proposed screen / woodland planting
-  Proposed trees
-  Proposed community orchard
-  Natural surveillance of NEAP from housing edge and surrounding paths and public right of way



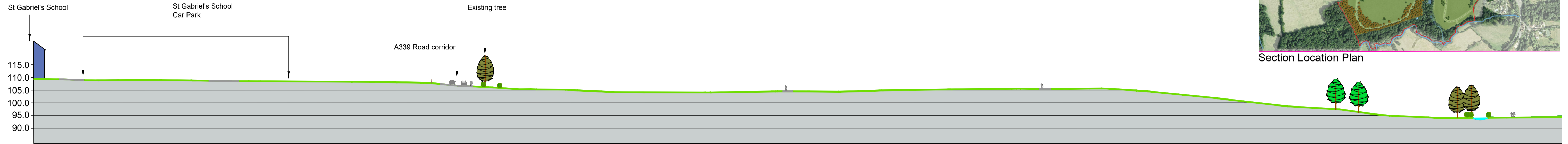
Appendix D1: Illustrative sketch plan of NEAP and eastern development edge

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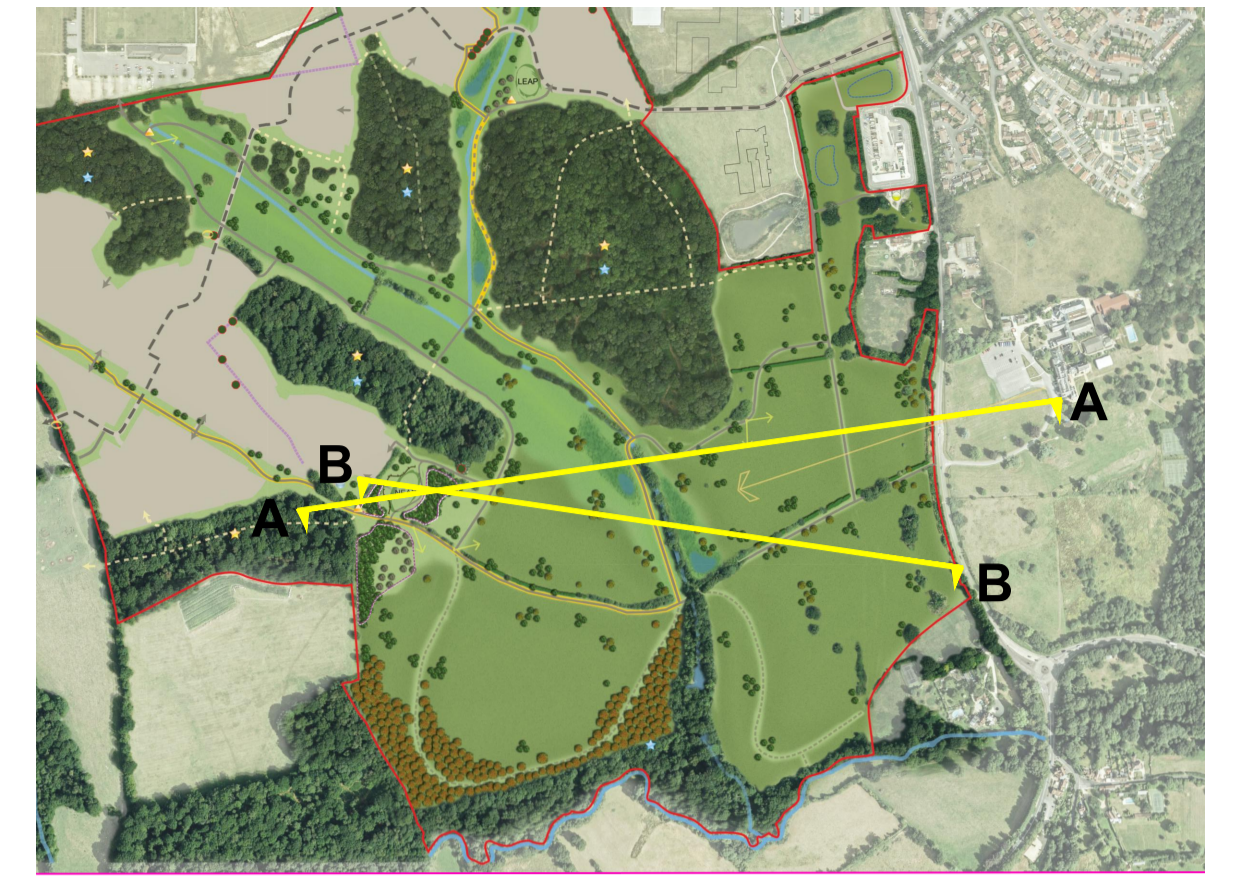
Section A: St. Gabriel's School



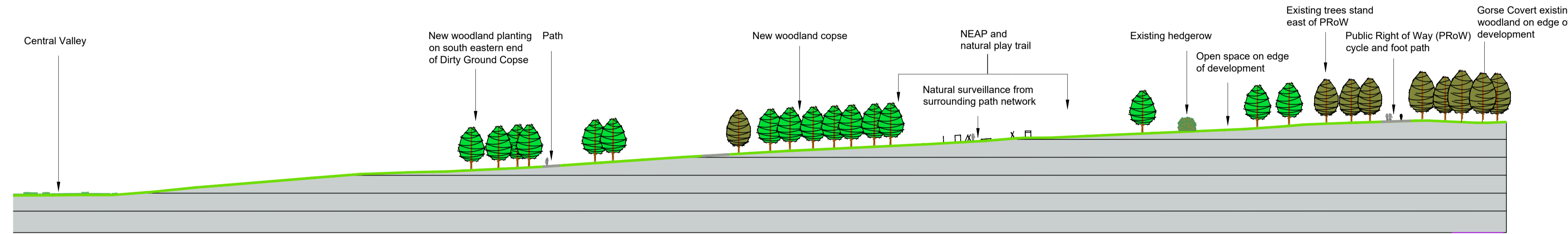
Section A at scale 1:2000



Zoom of Section A at scale 1:750@A1

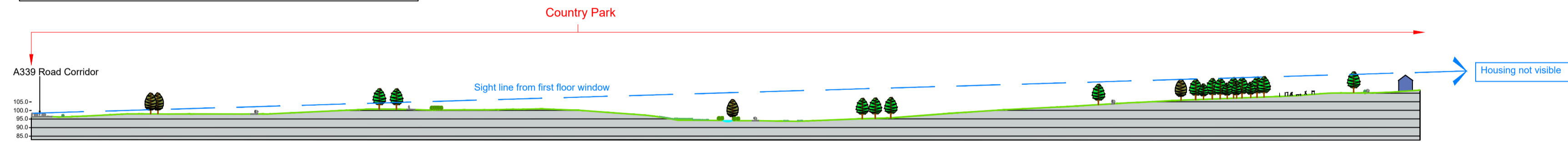


Section Location Plan



Continuation of zoom of Section A at scale 1:750@A1

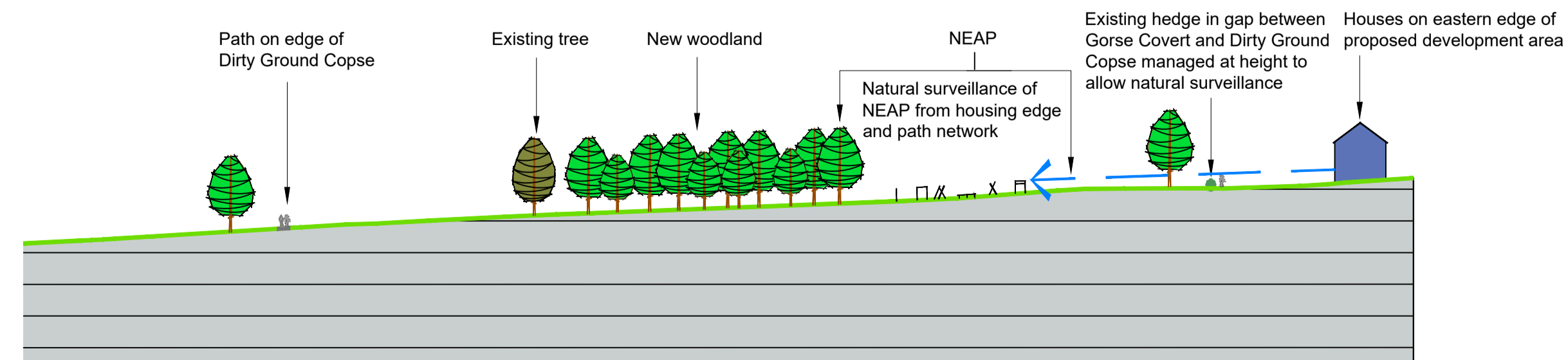
Section B: Newton Road (A339)



Section B at scale 1:2000

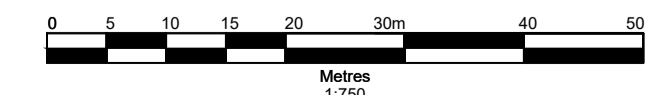


Zoom of Section B at scale 1:750@A1



Continuation of zoom of Section B at scale 1:750@A1

- 1) Sections to be read in conjunction with Strategic Landscape and green Infrastructure plan (Appendix C), and zoom in of NEAP area (Appendix K).
- 2) Planting shown after 15 years.



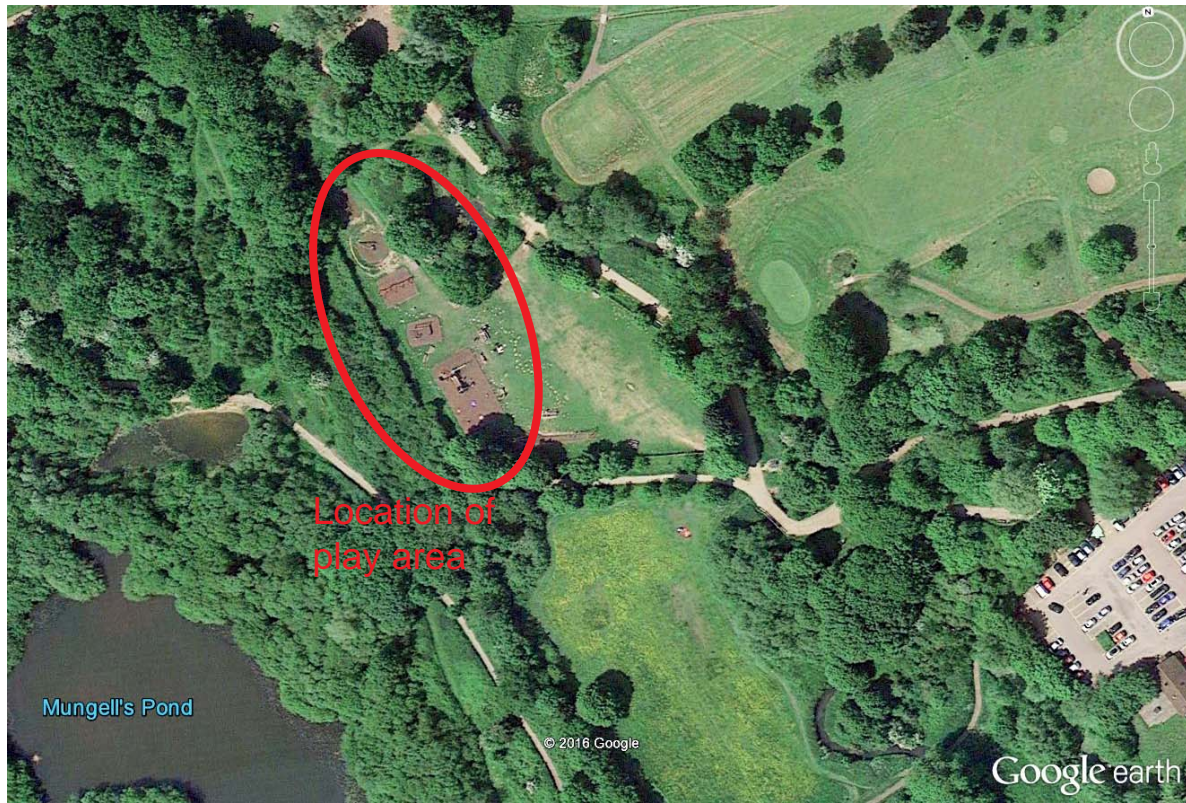
LANGFORD LODGE
109 PEMBROKE ROAD
CLIFTON, BRISTOL
BS8 3EU
T: 01173 684268
F: 01173 176535
www.slrconsulting.com

SLR

SANDLEFORD PARK,
NEWBURY
APPENDIX D2
SECTIONS
04627.00005.16.629.1

Scale: 1:750@A1 Date: JANUARY 2018

04627.00005.16.629.1-SECTIONS.rvt



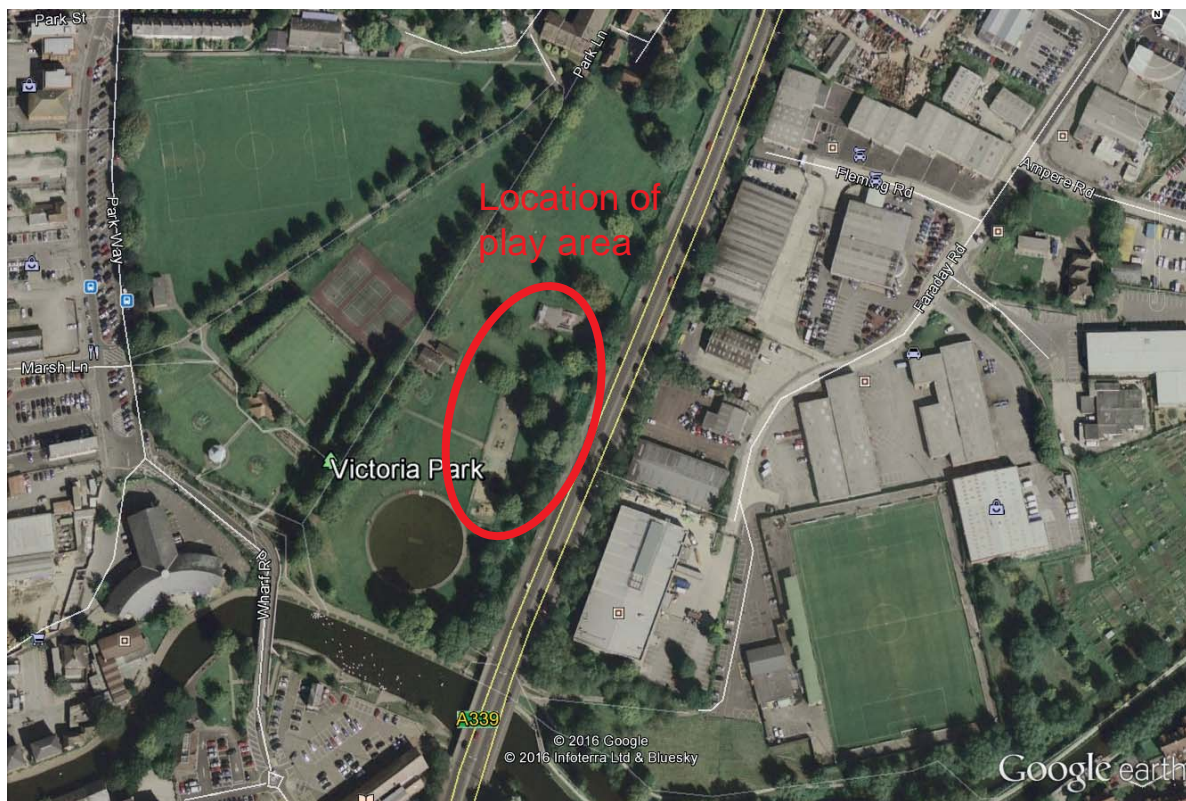
Dinton Pastures Country Park - East of Reading

- Multi-purpose play area in parkland, not directly overlooked by housing.
- Natural surveillance from surrounding path network.



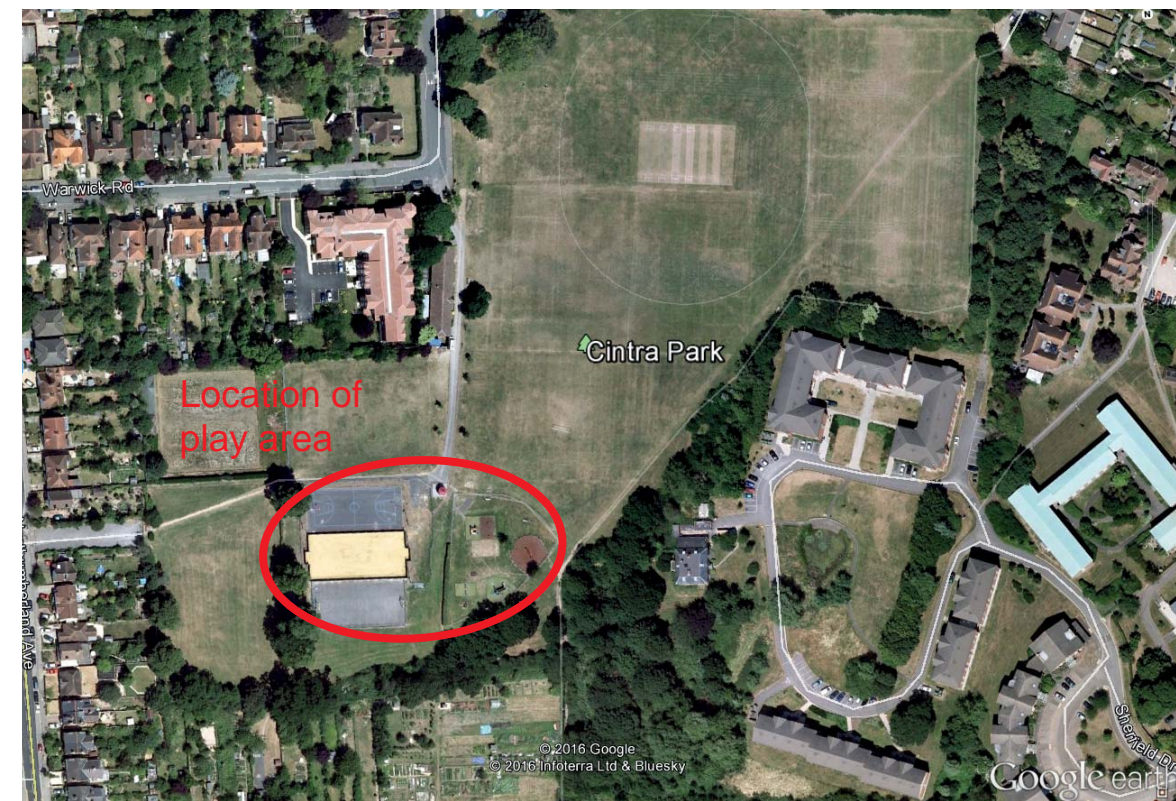
Goldwell Park - Central Newbury

- Play area in park, not directly overlooked by housing.
- Natural surveillance from surrounding park users.



Victoria Park - Central Newbury

- Multi-purpose play area and skate park in park, not directly overlooked by housing.
- Natural surveillance from other park users and the surrounding path network.



Cintra Park - East Reading

- Play area and tennis courts in park, not directly overlooked by housing.
- Natural surveillance from other park users and the surrounding path network.

Images not to scale.
Images taken from
Google Earth

Appendix D3: Examples of play facilities in parks around Newbury and Reading

Drawing number: 04627.00005.16.631.00