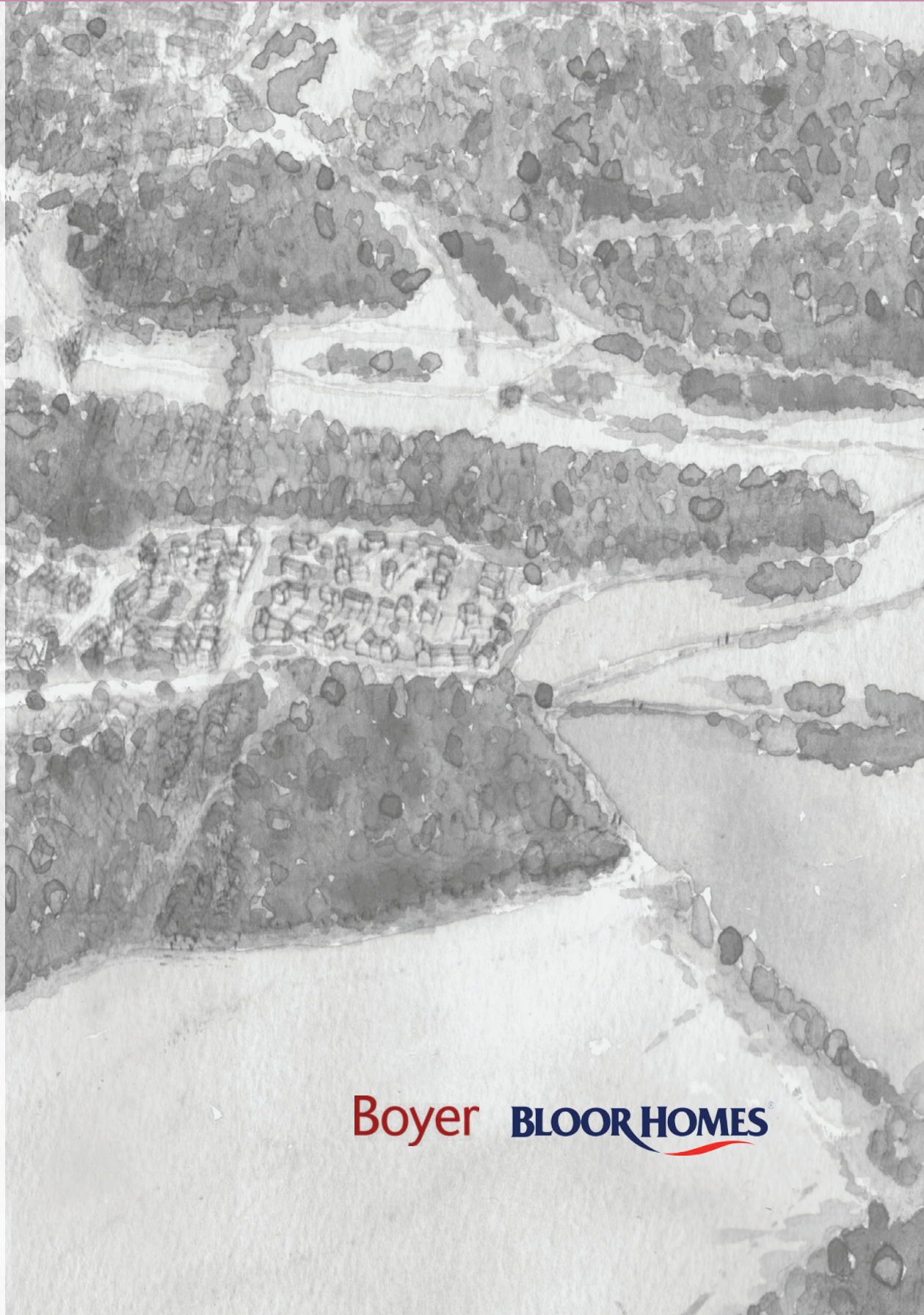


SANDLEFORD PARK, NEWBURY

DESIGN AND ACCESS STATEMENT

FEBRUARY 2020



Boyer BLOOR HOMES

Project: Sandleford Park, Newbury
 Client: Bloor Homes
 Job Number: 14.273
 Primary Author: Bruce D Cruze Initialled: BDC
 Review by: Ananya Banerjee Initialled: AB

Issue	Date	Status	Checked for issue
1	Oct 2016	Pre-Final	AB
2	Nov 2016	Final	AB
3	Jan 2018	Revised	AB
4	Jan 2018	Revised	AB
5	Mar 2018	Revised	AB
6	Jan 2019	Revised	AB
7	Dec 2019	Revised	AB
8	Feb 2020	Revised	AB

Where distances are quoted these are approximate walking distances by the most direct route from the centre of the site (388323, 107358) unless otherwise indicated.

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SANDLEFORD PARK

This Design and Access Statement accompanies an outline planning application submitted by Bloor Homes and Sandleford Farm Partnership to bring forward development at the Sandleford Park Strategic Site; a site allocated for development in the adopted West Berkshire Core Strategy (2006-2026). This application site extends across 114.03 ha of the allocated site but does not include land at New Warren Farm.

The outline application seeks planning permission for a residential and mixed-use development as follows:

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

The application is submitted in outline. Matters not reserved for subsequent approval relate to access from Monks Lane.



Boyer

HOW TO READ THIS DOCUMENT

This Design and Access Statement has been prepared in support of an outline planning application for the development at Sandlesford Park. This document illustrates the evolution of the design proposals, with careful consideration given to the Sandlesford Park Supplementary Planning Guidance (March 2015) and best practice principles and guidance.

This document also acts an important link between the technical assessment of constraints and the collective and integrated design response to them and is set out in 2 parts- Part A, and Part B as shown below.

This is followed by the appendices which include a list of abbreviations and the design guidance used to produce this document.

PART A : BACKGROUND

Chapter 1 and 2

Covering introduction, assessment & involvement

PART B : PROPOSALS

Chapter 3, 4, 5, 6 and 7

Covering vision, design principles, landscape, access and indicative character areas

APPENDICES

Covering abbreviations and design guidance

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List of Abbreviations

Design Guidance

VISION FOR SANDLEFORD PARK

Our Vision for the future of Sandleford Park is of a vibrant, well planned and well designed sustainable extension of Newbury.

The site will help to meet West Berkshire’s housing requirement to 2026 of 10,500 dwellings and will provide education, community uses and public open space including Country Parkland.

Over the next ten to fifteen years, this new development will gradually integrate with the existing town of Newbury and the local and wider neighbourhoods.

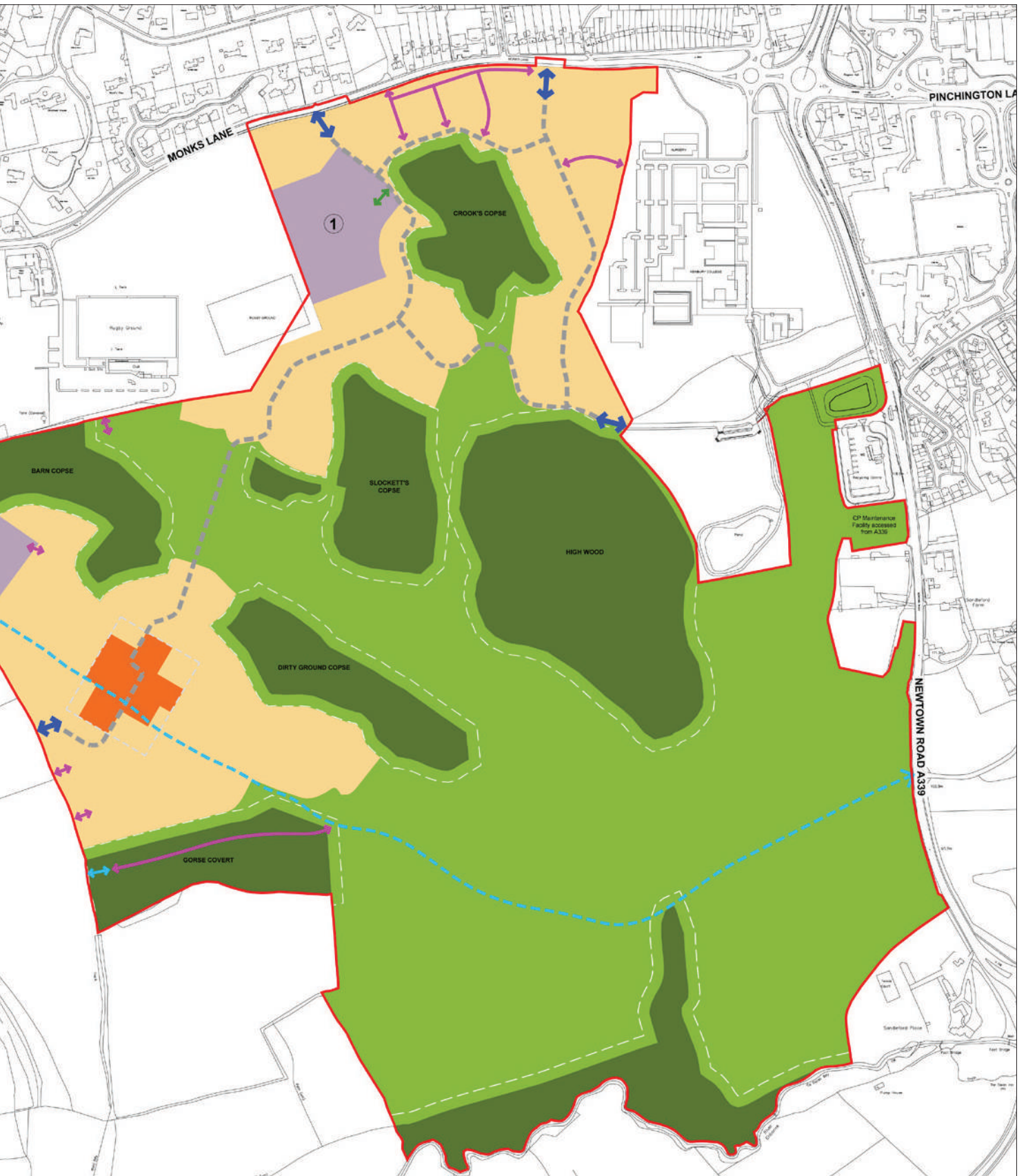
The site will retain and enhance its natural setting and respect the existing landscape and surrounding heritage significance.

The Country Park will form a significant feature of the site and increase public access to the countryside and provide a wide range of informal leisure opportunities.

Residents will have access to education, jobs, shops and public transport within easy walking and cycling distance. New homes will be delivered in a phased and co-ordinated manner alongside the social, physical and green infrastructure.



Fig. 1: Land use Parameter Plan (being submitted for approval)



PART A : BACKGROUND

PART A : BACKGROUND

1. INTRODUCTION

1.1 THE PLANNING APPLICATION

This application seeks outline planning permission for the following-

- Up to 1,000 new homes, 80 extra care housing units (Use Class C3) as part of the affordable housing provision
- A new 2 form entry primary school (Use Class D1)
- A local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150sqm, B1a up to 200sqm) and D1 use (up to 500sqm)
- The formation of new means of access onto Monks Lane
- New open space including the laying out of a new country park, drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works
- Matters to be considered: Access.

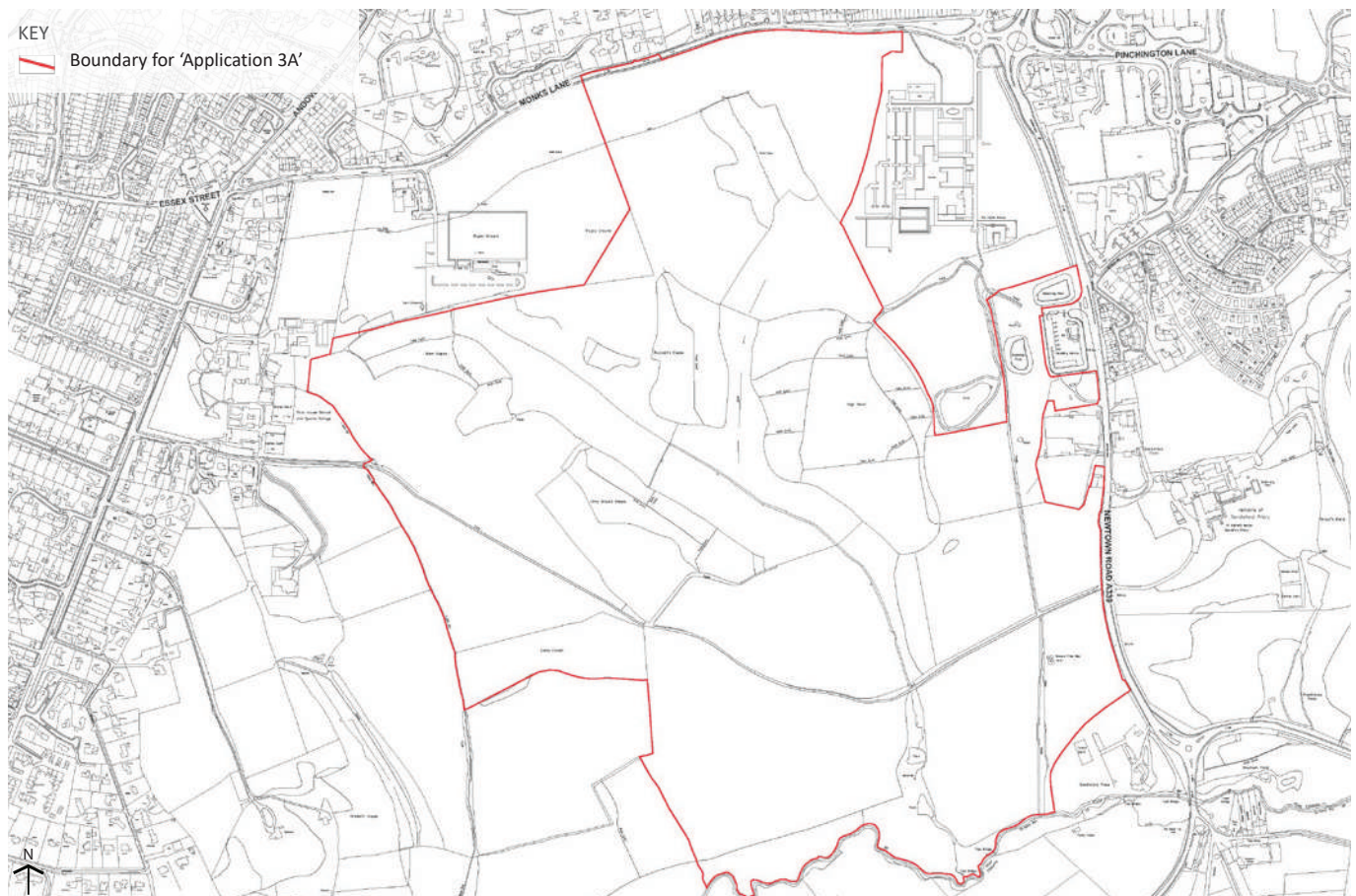


Fig. 2: Sandleford Park Application Boundary

PART A : BACKGROUND

1. INTRODUCTION

1.2 PLANNING CONTEXT

This section summarises the planning policy framework for the Sandleford Park planning application.

The Development Plan for West Berkshire comprises principally the Core Strategy and saved policies of the West Berkshire District Local Plan.

The National Planning Policy Framework (NPPF) states, in the context of decisions on planning applications, that development proposals that accord with the Development Plan should be approved without delay.

This planning application has been prepared in the context of the West Berkshire Core Strategy, The West Berkshire Housing Allocation Development Plan Document (DPD) and the NPPF, in addition to the Sandleford Park Supplementary Planning Document (SPD), as material considerations.

Full details are set out in the Planning Statement accompanying the application.



Fig. 3: View of the site looking north over the central valley

PART A : BACKGROUND

1. INTRODUCTION

1.2 PLANNING CONTEXT

1.2.1 WEST BERKSHIRE CORE STRATEGY

The West Berkshire Core Strategy 2006-2026 was adopted in July 2012 and set out the Council's spatial strategy including delivery of new homes.

Sandleford Park has been allocated through the Core Strategy as a strategic urban extension.

To ensure a sustainable and high quality mixed use development is delivered and planned as a whole, Policy CS3 sets out the key parameters for development of Sandleford Park.

The concept plan that supports the policy can be found in Appendix C of the Core Strategy and is described in detail in the Sandleford Park Supplementary Planning Document (SPD) Section F.

1.2.2 SANDLEFORD PARK SPD

Following Policy CS3 of the Core Strategy, the Sandleford Park Supplementary Planning Document (SPD) was produced by West Berkshire Council and first adopted in 2013, and then subsequently amended in 2015.

The SPD provides a framework to ensure the delivery of a high quality environment through a set of objectives and with an aim to integrate the built and natural form to reflect the most up-to-date and best practice principles in urban design.

In order to meet the SPD objectives, a number of development principles are identified. These key development principles have informed the design proposals for this site.

This document visually illustrates how these principles have contributed to deliver the land use masterplan which brings forward an integrated vision and responds to the urban design principles set out in the SPD.

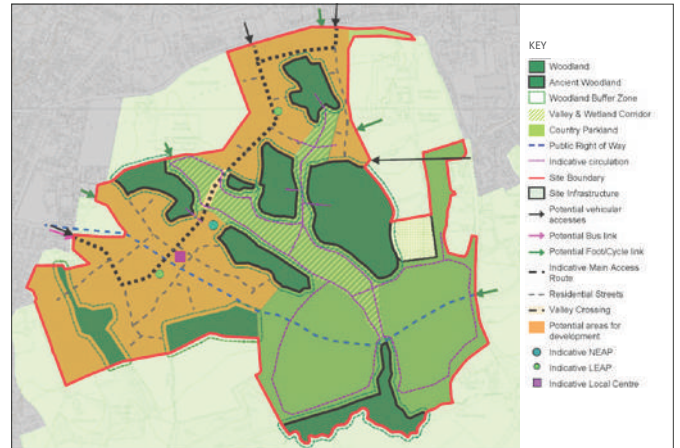


Fig. 4: Sandleford Park SPD Masterplan Framework

PART A : BACKGROUND

1. INTRODUCTION

1.3 ROLE OF THE DESIGN AND ACCESS STATEMENT

This Design and Access Statement (DAS) forms an important part of the information that has been submitted in support of this Planning Application.

Legislation relating to the content of Design and Access Statements Town & Country Planning (Development Management Procedure) (England) Order 2015 simplified the requirements for Design and Access Statements.

A DAS is now required to:

- Explain the design principles and concepts that have been applied to the development;
- Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- Explain how any specific issues which might affect access to the development have been addressed.

DESIGN AND ACCESS STATEMENT STRUCTURE			
PART A	1	INTRODUCTION	Explains the nature of the planning application and the wider planning context that makes the application appropriate at this time.
	2	RESPONDING TO CONTEXT	Analyses the existing site with its wider context and the response to the context to ensure a well integrated design proposal; Summarises how the emerging proposals have been shared with local stakeholders and the local community, providing them with the opportunity to express opinions and make suggestions.
PART B	3	DESIGN RATIONALE	Sets out a design concept for development of this site, establishing design principles that underpin a proposed vision.
	4	DEVELOPMENT PROPOSALS	Presents and explains the proposed framework: the amount of development, density, massing and the principles of urban design.
	5	GREEN INFRASTRUCTURE	Provides further detail of how open spaces, planting and surface water drainage measures will be integrated into the development.
	6	ACCESS	Details how the development will be accessed, and how streets and links will play a key role in the proposed vision.
	7	CHARACTER AREAS	Illustrates the envisaged 'look and feel' of the proposal, as identified across the indicative character areas.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.1 THE SITE

2.1.1 SITE LOCATION AND DESCRIPTION

The land at Sandelford Park is located on the southern edge of Newbury and is identified in the West Berkshire Core Strategy as a Strategic Site Allocation for up to 2000 dwellings with associated infrastructure.

The application site, which is part of the Core Strategy Allocated site, is bound to the north by Monks Lane and Newbury Rugby Club with residential development beyond. Monks Lane is connected to the A339 Newtown Road in the east and the A343 Andover Road in the west at Wash Common.

Newbury College is located adjacent to the north-eastern corner of the site, with Newbury Retail Park located beyond (on the north-eastern side of the A339).

A proposed new Primary School, Highwood School, has been granted permission on the land adjacent to Newbury College which includes an access road on to the A339.

The existing household waste recycling centre bounds the site to the east accessed off the A339 with St Gabriel's School (previously Sandelford Priory) also located to the east, on the opposite side of the A339.

Park House School with the associated school grounds is located adjacent to the north-western part of the site.

There are no major existing road access points into the site but an east-west public footpath passes through the site and connects to the A343 Andover Road to the west and A339 Newtown Road to the east.

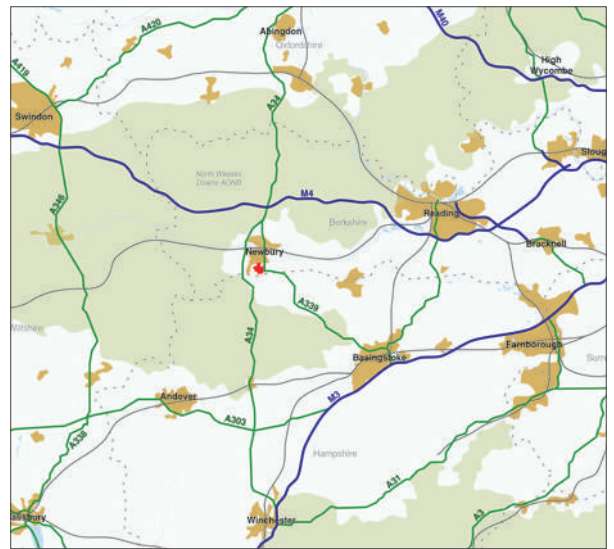


Fig. 5: Wider site location



Fig. 6: View of the site looking south, with Barn Copse(right) and Dirty Ground Copse (left)



Fig. 7: View of the site looking north

PART A : BACKGROUND

2. RESPONDING TO CONTEXT



Fig. 8: Aerial Map of the site showing key features

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.1 THE SITE

2.1.2 SITE HISTORY AND HERITAGE

The site is located in proximity to a number of heritage assets, most notably the Grade I listed Sandleford Priory (St. Gabriel's School) and the Grade II registered park and garden that surrounds the house.

The historic development of the former Sandleford Estate has been studied and analysed to ensure the development proposals for Sandleford Park respond sensitively to these listed assets around and outside the site. A Landscape Heritage Study and Conservation Audit has been undertaken which sets out the analysis in detail and is included with this planning application.

The Audit concluded that this application site has historic interest as part of the former Sandleford estate, originally attached to the Augustinian priory. It was also noted that little changed in terms of its boundaries until the estate was broken up in the mid 20th century.

Part of the estate outside of the application site was subject to re-landscaping by Capability Brown in the 1780s under the direction of Elizabeth Montagu, who at the same time commissioned James Wyatt to alter the house. Brown's principal work began in the areas immediately south and east of the house in order to improve the views from Elizabeth Montagu's new rooms and the focus remained on these areas for some years, progressing slowly as Elizabeth did not wish to incur debt in the process.

The significance of the estate, including the area contained within the registered park and garden has been diminished by later development and erosion of the designed landscape. However the land within the application site continues to make a contribution to the setting of Sandleford Priory house and its park and garden.

This contribution mainly derives from the historical association of the two areas of land and in visual terms from the views available between the south-eastern part of the application site and the west in front of the Priory, which help set the listed building within its wider landscape context.

Therefore the SPD's fundamental principle of establishing a Country Park in the southern part of the site preserves and enhances the historic integrity of the site.

Land in the western and northern parts of the application site has less significance in this respect both due to the impact of later development and the lack of inter-visibility between these areas and the listed building and registered park.

In conclusion therefore, the emerging proposals for development in the western and northern parts of the application site are fully justifiable in heritage and conservation terms and when assessed against the relevant policies of the NPPF and accompanying guidance.

The proposal to form a Country Park within the southern part of the application site, thereby preserving and enhancing views to and from Sandleford Priory, is an appropriate and sensitive solution for this part of the application site.



Fig. 9: Painting by Edward Haytley (1774) of the southern part of the estate at the time, comprising formal gardens and park, beyond which lie scattered cottages, agricultural fields, trees and hedgerows.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

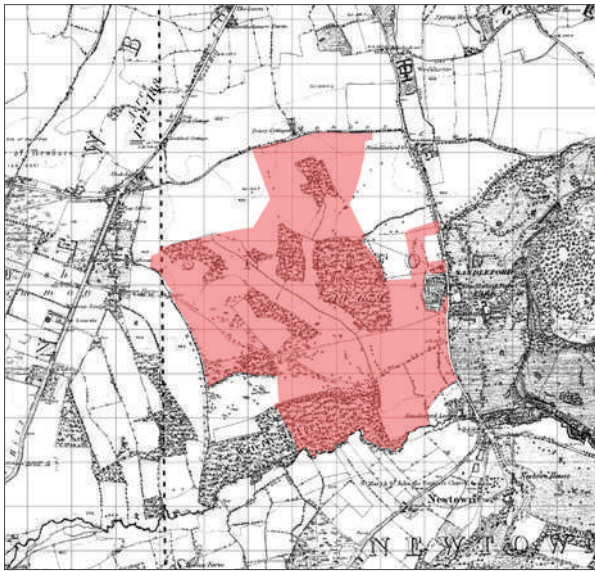


Fig. 10: Historic map 1882 (application site highlighted in red)

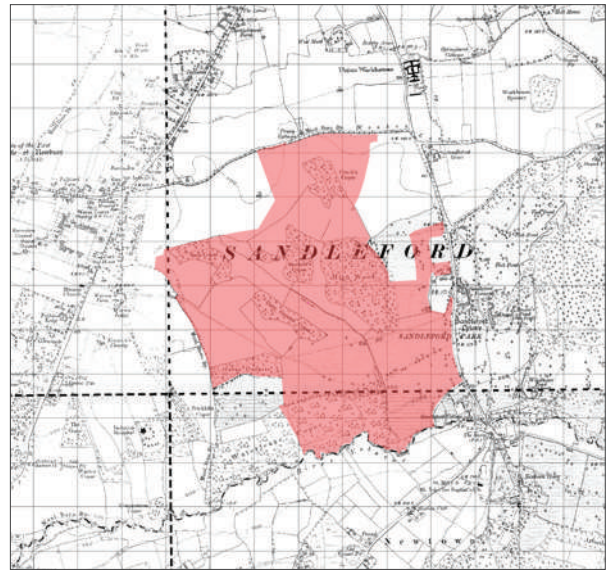


Fig. 11: Historic map 1912 (application site highlighted in red)

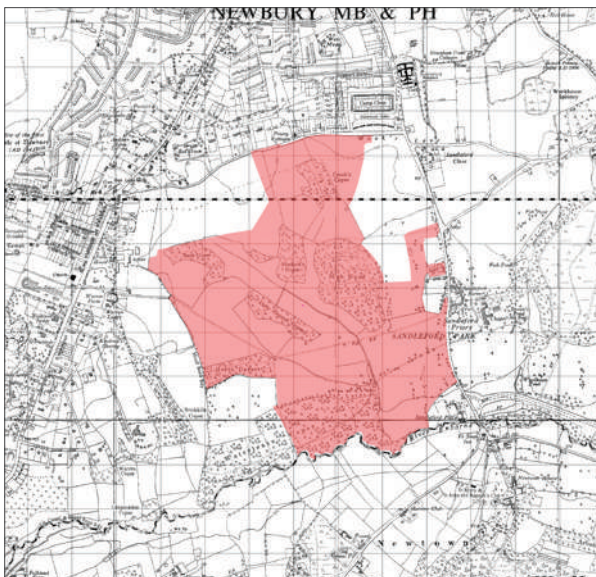


Fig. 12: Historic map 1961 (application site highlighted in red)

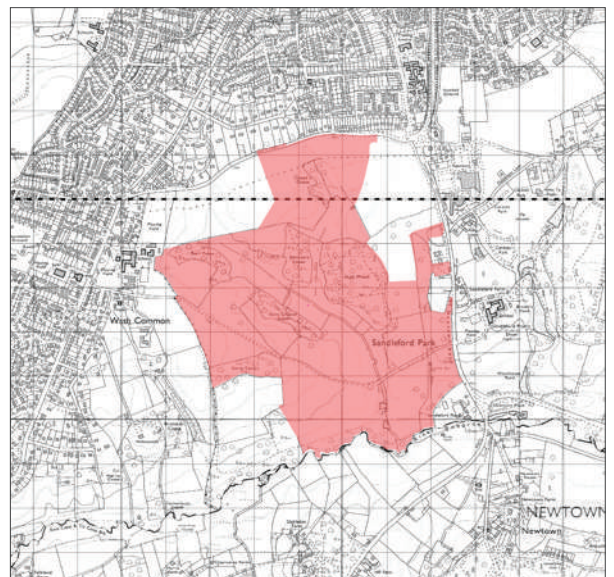


Fig. 13: Historic map 1992 (application site highlighted in red)

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.1 THE SITE

2.1.3 LOCAL FACILITIES

The site is in a sustainable location with good access to local and town centre facilities, public transport services including the mainline railway station, employment opportunities and the strategic road network.

Local services and facilities include:

- Newbury College;
- Newbury Rugby Club;
- Wash Common Local Centre;
- The Falkland Surgery;
- Park House School and Sports College;
- Falkland Primary and St Gabriel's Schools; and
- Newbury Retail Park and Superstore (Tesco Extra).

The town centre of Newbury is approximately 1800m from the centre of the site. The town has a range of shops from smaller independent stores to larger high street brands, food and drink establishments and professional services. It hosts an open-air market twice a week and a farmers market twice a month.

Located between the site and Monks Lane is Newbury Rugby Club, and to the north and east of the site is Newbury College, both of which gain access from Monks Lane. The Two Watermills Public House and Busy Bees Nursery are also served by the same road to Newbury College. Wash Common Local Centre and Falklands Primary school are located within the residential area on the west side of Andover Road. To the north east of the site and Newtown Road is Newbury Retail Park, which comprises a range of shops and restaurants and a Tesco Extra with St Gabriel's School to the south of the Retail Park. Falklands Surgery is located on Monks Lane.



Fig. 14: Newbury College



Fig. 15: Newbury Retail Park



Fig. 16: Newbury market place

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

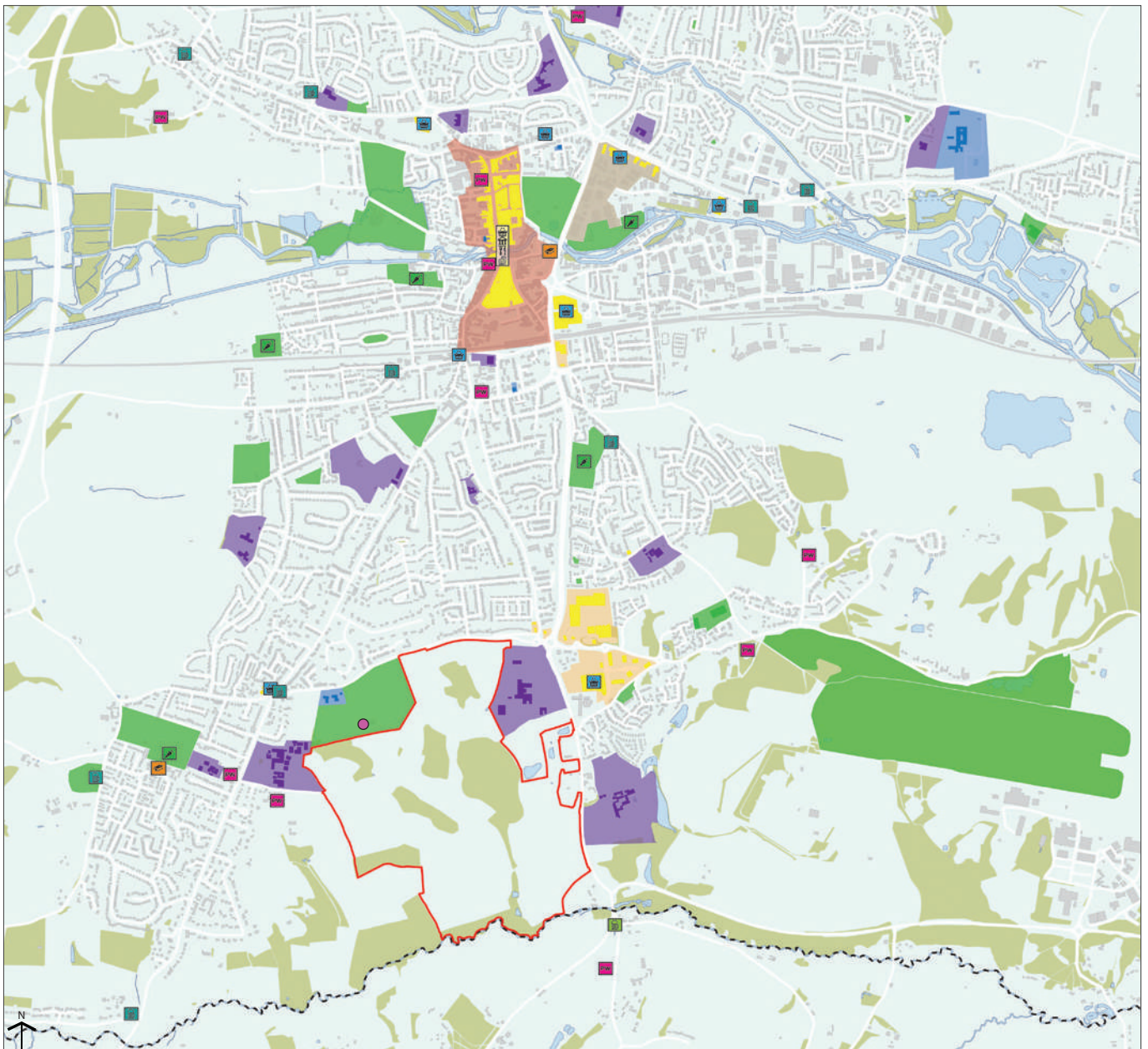

















Fig. 17: Plan showing local facilities and services in the wider context of the site

KEY

- | | | | |
|--|--|---|--|
|  Site Boundary |  Industrial Estates |  Health facilities |  Library |
|  County Boundary |  Retail Park |  Supermarket/Convenience store |  Place of worship |
|  Town centre with a range of facilities |  Retail uses |  Schools/Nursery |  Public house |
| |  Recreational uses |  Allotments |  David Lloyd Sport Centre |

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.1 WIDER LANDSCAPE CHARACTER

In order to establish the landscape significance of this site, it is important to establish the wider landscape character and setting. This section looks at the national, regional and local landscape context before addressing the individual landscape assets of the site.

NATIONAL LANDSCAPE CHARACTER

The site lies within the western margin of National Character Area (NCA) 129: Thames Basin Heaths.

Key characteristics of NCA 129, and those of relevance to the application site and locality include:

- Conifers and large plantations on former heathland which are dominant features in the east, while in the west is scattered small, semi-natural woodlands lay scattered on ancient sites
- Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses. Valley floors are wet with ditches, numerous watercourses, ponds, water-filled gravel pits, reedbeds and carr.

REGIONAL LANDSCAPE CHARACTER

The regional Berkshire Landscape Character Assessment identifies the majority of the application site (excluding the southern river corridor) as lying within the western part of Landscape Character Type H: Woodland and Heathland Mosaic, and associated Indicative Landscape Character Area (LCA) H2: Greenham.

The landscape characteristics of Landscape Character Type H: Woodland and Heathland Mosaic of relevance to the site and locality include:

- Varied landcover mosaic;
- Deciduous woodland context with a variety of woodland forms including valley woodlands and wooded ridgelines;
- Varied field pattern of small and irregular fields;
- Presence of streams and ponds;
- Winding rural and sunken lanes;
- Important heathland, ancient woodland and grassland habitats;
- Landscape parklands; and
- Features of archaeological importance.

WEST BERKSHIRE LOCAL DEVELOPMENT FRAMEWORK

The West Berkshire Local Development Framework: Landscape Sensitivity Study (May 2009) identifies the majority of the application site, together with the historic parkland of Sandleford Priory, as lying within Local Landscape Character Area (LLCA) 18D: Sandleford Park. The key elements of sensitivity are as follows:

- Complex topography, with a flat topped ridge along the northern sector falling southwards towards the valley of the River Enborne, with two north-south minor valleys and internal undulations;
- Mosaic of arable, pasture and amenity grassland, with blocks of woodland, specimen trees and tree clumps;
- Group of parkland ponds, former fishponds, in east, associated with Sandleford Priory;
- Secluded within valleys, but open in places on higher ground; and
- Open views south from higher ground, and views of hard settlement edge and development encroaching into area.

This is set in more detail in the Landscape and Visual Impact Assessment and Environmental Statement, submitted as part of this planning application.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.2 LANDSCAPE ASSETS

The landscape character of the site has been further sub-divided into a number of Landscape Character Compartments. These vary in landform, aspect, woodland and vegetation cover, visual containment or openness, and relationship to the surrounding townscape and countryside. The boundaries of the Landscape Character Compartments are shown on Figure 7.4 of the Environmental Statement and the detailed Landscape and Ecology Management Plan (LEMP).

The Landscape Character Compartments within the site fall into three broad categories, namely:

- Valley corridor
- Woodland areas
- Agricultural parkland.

The plans in this section summarise the key landscape features of the site. The design response to these assets will be:

- To retain and enhance all important trees and hedgerows.
- All Ancient woodlands and local wildlife sites will be retained with a 15m buffer zone which will be only used for recreational purposes , amenity and soft planting.

A detailed arboricultural report has been submitted as part of this planning application.

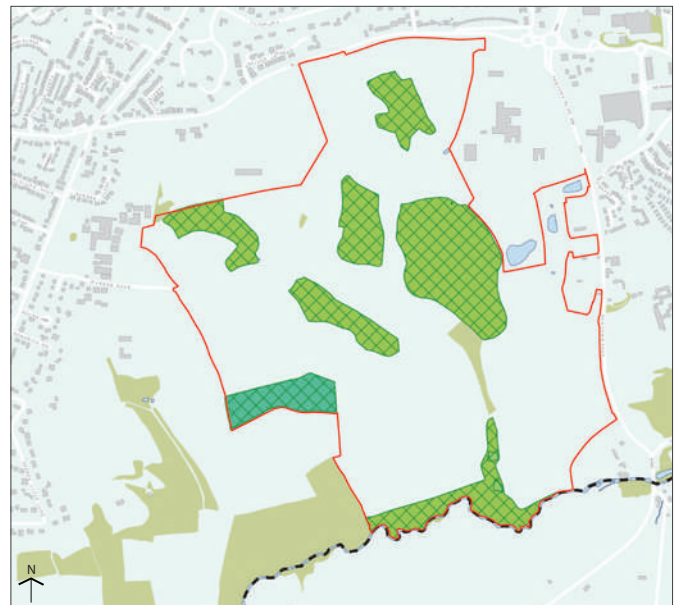


Fig. 18: Plan showing the existing woodlands and local wildlife sites

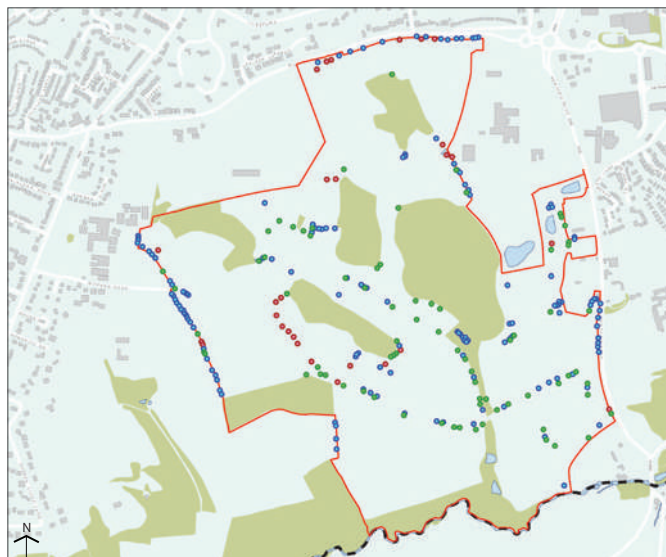
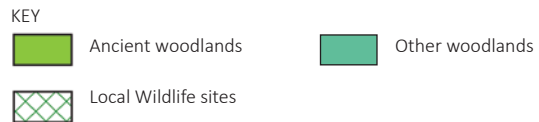


Fig. 19: Plan showing the existing tree cover on site

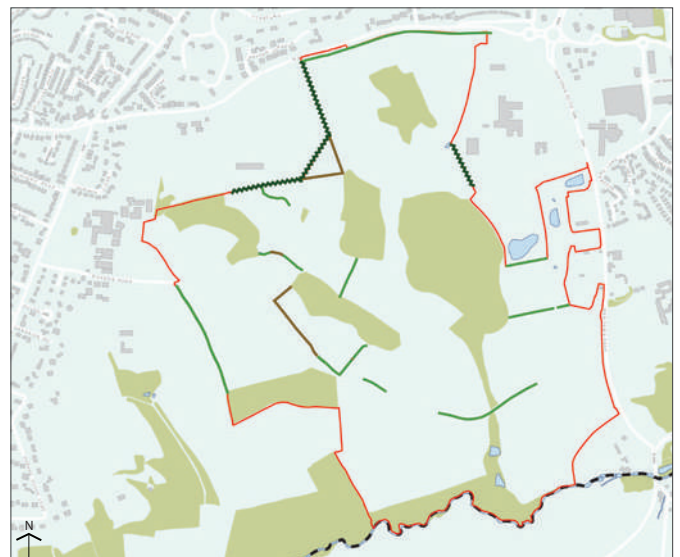
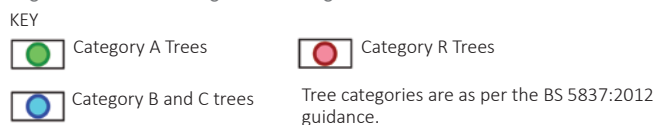


Fig. 20: Plan showing the existing hedgerows on site



PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.3 ECOLOGY AND DRAINAGE

Ecology : The site exhibits a number of ecology features which include :

- Existing woodlands and trees, hedgerows and grass tracks;
- The wetland corridor, in particular those in the central valley and at the southern end of the site;
- Water features; and
- Presence of bats, birds and invertebrates.

The design response will be to integrate the ecology assets of the site through a robust green infrastructure framework. A detailed ecological impact assessment has been submitted with this planning application.

Water Features and Drainage : The site consists of existing watercourses and ponds which will be retained and enhanced. Existing attenuation ponds will be complemented with new ponds designed sensitively to respond to the site.

With respect to flooding, most of the site lies within the Flood Zone 1 (possibility of flooding less than 1 in 1000) with a very small part of the site in Flood Zones 2 and 3 adjacent to the northern bank of the River Enbourne.

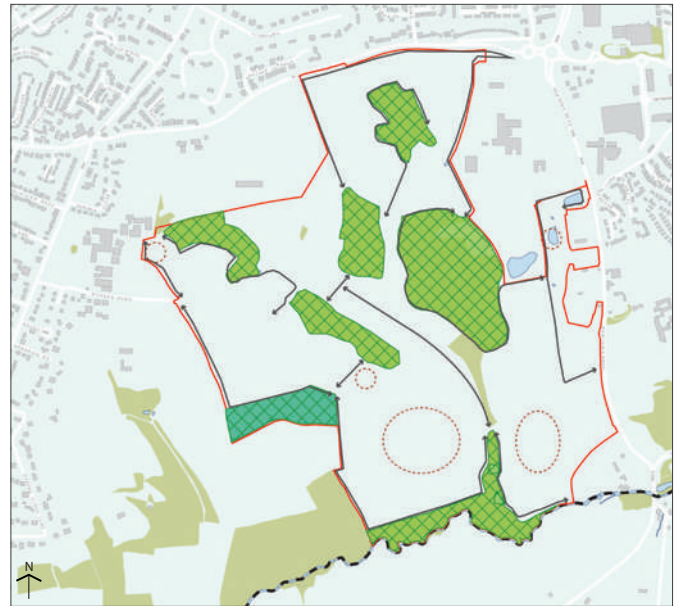


Fig. 21: Plan showing the ecology assets on site

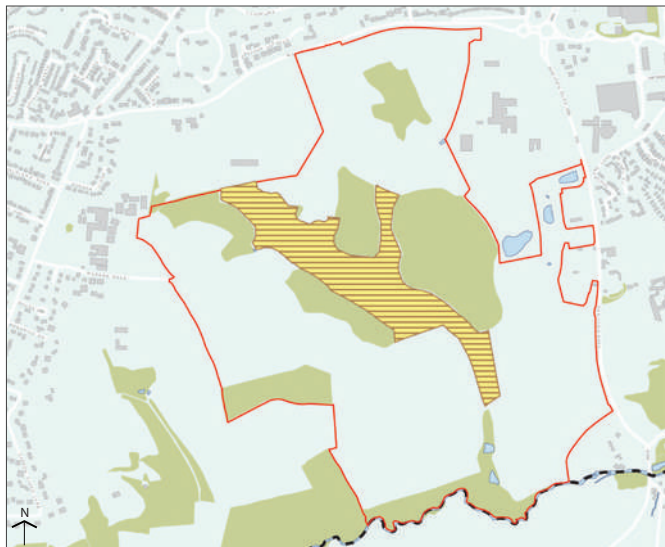
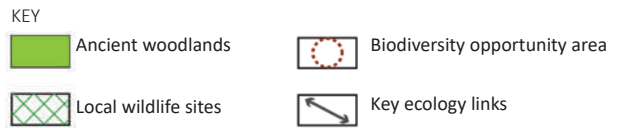


Fig. 22: Plan showing the wetland corridor on site

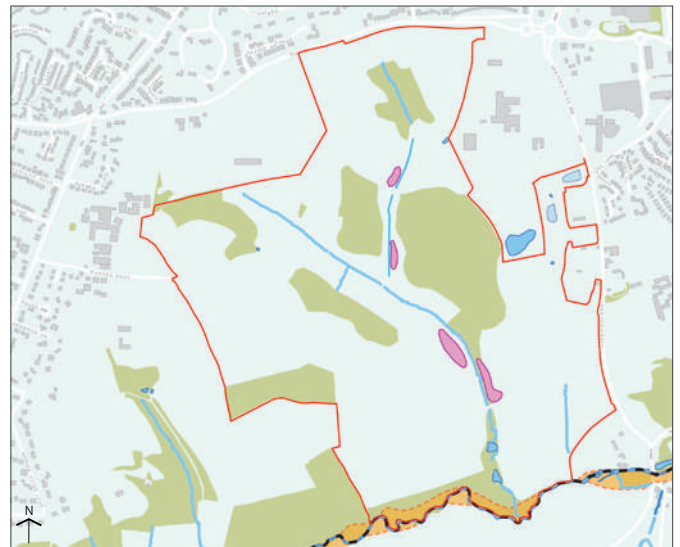
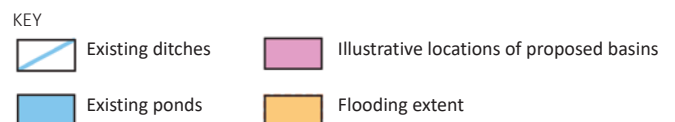


Fig. 23: Plan showing the drainage features on site



PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.4 TOPOGRAPHY AND VIEWS

Topography : Figure 27 shows the site's location on the southern side of a broad ridgeline separating the valleys of the River Kennet and River Enborne, which runs from east to west through the southern part of Newbury, between Wash Common and Greenham Common. The ridge rises to above 130m AOD, and is incised along its southern edge by a number of minor valleys and tributaries that flow into the River Enborne.

To the south of the River Enborne corridor, there lies a second ridge of higher land, which is also incised by a number of minor valley formations. The North Wessex Downs AONB straddles the western part of this land.

Land within the application site generally slopes south-eastwards towards the River Enborne from a level of 120m AOD to 80m AOD at the river. The central part of the application site is incised by a bifurcate valley landform, which runs from its north-west to join the river corridor. Flatter land lies within the margins of the application site, on either side of this valley.

Views : There is no single viewpoint from where the whole application site is visible, owing to its complex topography and vegetation pattern. From the west, north and north-east, the surrounding development edges of Wash Common and Newbury limit views to those from roadways, residential properties and other development overlooking the site, where these are not screened by the site's boundary vegetation.

There is strong inter-visibility between the southern, more open part of the site and the historic parkland around St. Gabriel's School further east, where there is a gap in the roadside vegetation along the A339. The application site forms the foreground of views from the historic parkland towards Penwood, to the south-west. High Wood, Dirty Ground Copse and Gorse Covert largely screen views between the School and more enclosed northern and western parts of the site.

There are no clear views into the remnant historic parkland area around Sandlford Farm owing to planting and fencing around its curtilage. Further north along the A339, views into the site are screened by the built form and fencing of the Veolia Environmental Services recycling facility.

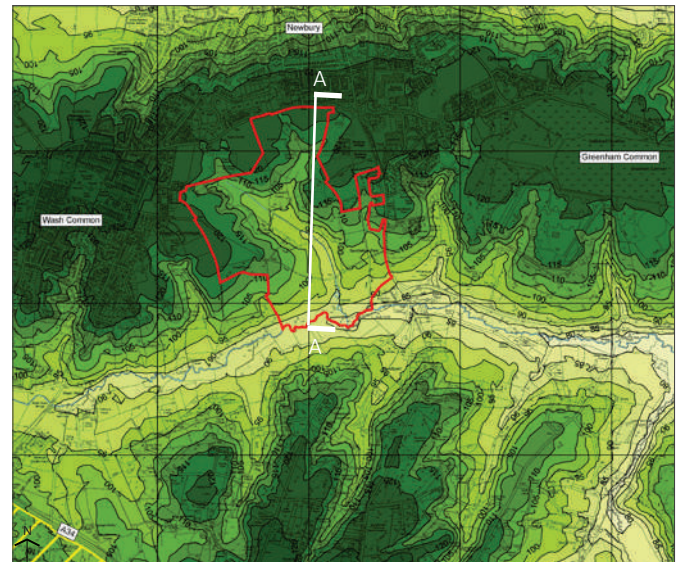
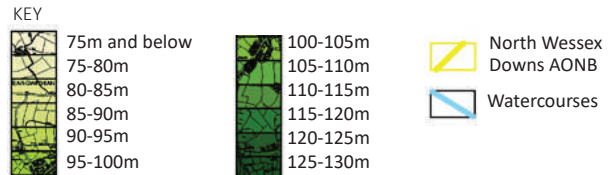


Fig. 24: Plan showing the topography of the site in the wider context



To the south, and south-east, there are some longer views (up to 0.6km distance) from elevated viewpoints in the vicinity of Newtown and Newtown Common. The southern part of the site is visible in these views, where it is seen below the wooded skyline formed by High Wood, Dirty Ground Copse and Gorse Covert. Many southern viewpoints are screened by roadside vegetation lying adjacent to the A339 and B4640 road corridors, as well as the surrounding woodland pattern.

Potential views from the north-east margin of the North Wessex AONB are screened by the intervening landform (including the A34 embankment) and woodland pattern.



Fig. 25: Indicative section showing the existing profile of the site

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.4 TOPOGRAPHY AND VIEWS

The visual appraisal of the site has identified key locations from where the site and proposed development site will be visible. These edges would need to be sensitively designed to respond to the surrounding character of the site.



Fig. 26: View taken from Sandleford Priory, St Gabriel's School, looking west towards the south-east part of the site; summer view from car park



Fig. 27: View from Rupert Road, looking south towards the northern edge of the site

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.3 MOVEMENT, ACCESS AND RIGHTS OF WAY

2.3.1 ACCESSIBILITY - EXISTING HIGHWAY NETWORK AND PUBLIC TRANSPORT

The site is in an accessible location with potential for good vehicular, public transport and pedestrian/cycle links to the town centre and the wider area.

Roads : Monks Lane is the key highway route north of the development which links to the A343/Andover Road to the west and A339/Newtown Road to the east. To the south-west, the A343 gives access to the A34 Newbury Bypass and further afield to Andover. The A34 Newbury Bypass leads further north to the M4. In addition, the A34 provides further connections to travel west along the A4 to Marlborough and Swindon. The A34 continues further north to Oxford. To the south, the A34 leads to Winchester and Southampton.

Bus Links : Bus services 3A,3B and 3C are within 400m of the site running along the A339/Newtown Road every 45 minutes. Route 3A also runs along Monks Lane while routes 3B and 3C provide access to the Tesco superstore.

Rail Access : Newbury Rail Station is approximately 1800m from the centre of the site with services running to Reading to London Paddington.

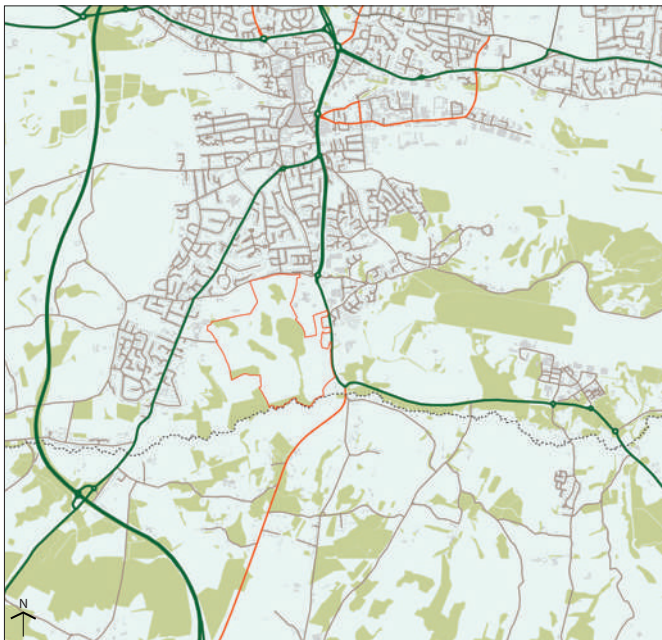


Fig. 28: Plan showing the existing roads around the site

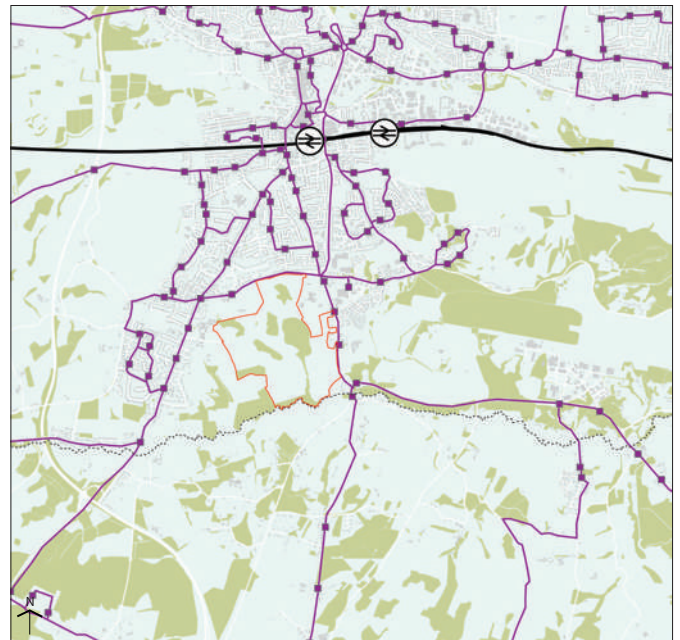
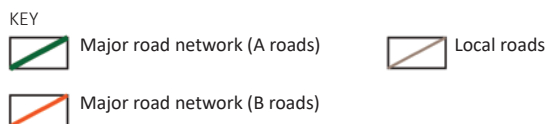


Fig. 29: Plan showing existing bus routes and Newbury train station in relation to the site



PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.3 MOVEMENT, ACCESS AND RIGHTS OF WAY

2.3.2 PEDESTRIAN AND CYCLE CONNECTIONS

The site includes a public footpath that runs through the south of the site from Warren Road to the A339/Newtown Road. All of the major roads surrounding the site have footways at least on one side of the carriageway.

A signal controlled crossing facility is also provided on Monks Lane to the immediate west of Rupert Road. This crossing enables access to the northern bus stop along Monks Lane and further to the town centre.

Signal controlled pedestrian crossings are also provided on the A339/Newtown Road in close proximity to the roundabout junction with Monks Lane.

Cycle routes include an off carriageway cycleway which runs along the southern edge of Monks Lane immediately north of the site. A cyclepath also runs alongside the eastern side of the Newtown Road giving access to the town centre. National Cycle Route 4 lies approximately 2300m north of the site and runs from London to Fishguard.



Fig. 30: Plan showing existing public footpaths and Right of Ways in and around the site



KEY
 Public footpaths in and around the site



Fig. 31: Plan showing existing cycle routes in and around the site

KEY
 Cycle routes in and around the site

2.4 SERVICES AND INFRASTRUCTURE

2.4.1 ARCHAEOLOGY

The site and surrounding areas have been the subject of a number of archaeological assessments over the years and none of which have identified significant archaeological remains or features. However a programme of archeological work has been submitted as part of this planning application which will be carried out by a professional organisation. This will be agreed with WBC prior to any development taking place on this site through specific planning condition.

2.4.2 INFRASTRUCTURE, NOISE, AIR QUALITY AND LIGHT

Infrastructure : A study of all existing utility apparatus within the nearby vicinity of the site has been undertaken. It has been established that there are currently no live apparatus within the extents of the development that require diversion. There is a possibility for diversion and/or protection of existing apparatus in order to accommodate the access point from Monks Lane. All potentially affected utility companies will review the detailed design of the access points and determine what measures will be necessary post application submission.

Additionally, the requirement for new utility supply for the site has been considered. A detailed service supply statement has been prepared as part of the application which confirms that the existing utility providers are able to supply the site. Various elements of off-site reinforcement are required to ensure that the respective networks achieve the required level of capacity required, which the service supply statement sets out. A key consideration is that each utility provider will be able to supply the development without causing any detrimental impact on the existing communities supply and service.

Both BT and Virgin Media have been consulted to discuss the potential inclusion of high speed broadband to the development. Both companies have confirmed that they supply high speed broadband currently within Newbury. Both companies will complete a detailed supply study for high speed broadband into the development once planning consent has been provided.

Noise : A noise impact assessment has been submitted as part of this planning application and sets out the key considerations of the development to minimise impact of noise pollution.

Air Quality : An Air Quality Assessment (AQA) has been undertaken for the site.

Both 'Construction (short term) Effects' and 'Operational (Long Term) Effects' have been assessed and specific mitigation measures have been recommended. Following the adoption of the recommended mitigation measures, the development is not considered to be contrary to any of the national, regional or local planning policies."

Street Lighting : Street lighting and public realm lighting will need to be sensitively designed bearing in mind the landscape and ecological sensitivities of the site.

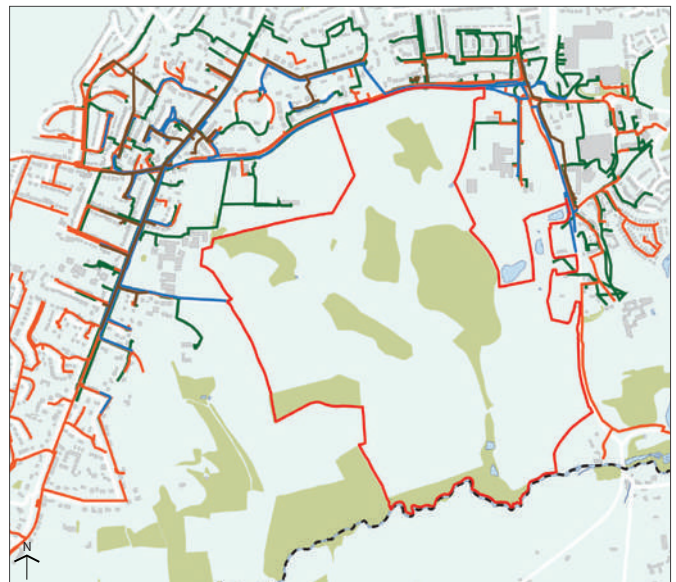






Fig. 32: Plan showing existing network of water, gas, electricity and telecom services present around the site

KEY	
	Electricity mains
	Water mains
	Gas mains
	Foul water

2.5 SUMMARY

This section of the Design and Access Statement has analysed the various layers of site features and constraints.

The diagram on the next page summarises how the site constraints can be transformed into opportunities to create a unique design response for this particular site and its distinctive features.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.5 SUMMARY



Fig. 33: Site Constraints and Opportunities

KEY

Site boundary	Listed buildings	Public right of way
Existing waterbodies	Views	Footpaths/Tracks
Existing watercourses	Schools	Green Links
Existing woodlands	Crossing point	The Local Centre around the Square
Existing trees	Vehicular access	
Country Park	Main street	
Development areas	Pedestrian access	

PART A : BACKGROUND

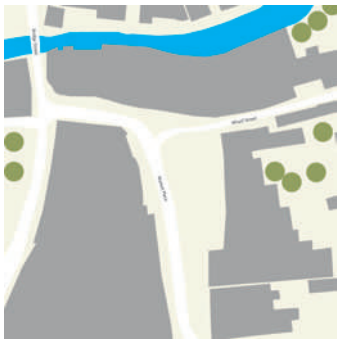
2. RESPONDING TO CONTEXT

2.6 LOCAL CHARACTER STUDY

The local character of surrounding villages and neighbourhoods have been studied in order to successfully integrate the development with its context.

This section helps to establish the key themes that emerged from this study under three main spatial categories- Core, Streets and Edges and Residential Clusters.

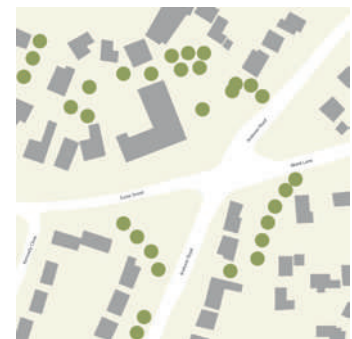
The Core



Traditional Core



Green Core



Linear Core



Examples: Newbury town centre, Kintbury

- Focal point providing facilities for residents;
- Focussed around enclosed spaces and squares; and
- Key buildings to mark corners of streets and spaces; create interest.



Examples: Headley, Burghclere Common

- Open space creating a focal point in the heart of the settlement;
- Generally situated at junctions of routes; and
- Creates a focal point for activity.



Examples: Wash Common local centre

- Local core developed at junction of established arterial routes;
- Landmark building creating a focal point at junction; and
- Small open space associated with the centre.

Inference :

The local centre for Sandleford Park will act as a hub of the overall development and would need to connect the land parcels on either side of the Country Park. The location, function and form of the Centre would be strengthened with a 'Square' as a meeting place, inspired from the Traditional Core.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.6 LOCAL CHARACTER STUDY

Streets and Edges



Enclosed Street



Woodland Lanes



Mews



Examples: High Street, Kintbury

- Generally principal routes through area;
- Well-enclosed by built form, with limited setback from pavement; and
- Winding streets with glimpsed views of trees and landscaping.



Examples: Wash Common, Highclere

- Includes both low-key roads and busier routes through the settlements; mostly detached housing fronting onto lane; and
- Lanes have strong landscape character; ditches run alongside the lanes in places.



Examples: Burghclere, Kintbury

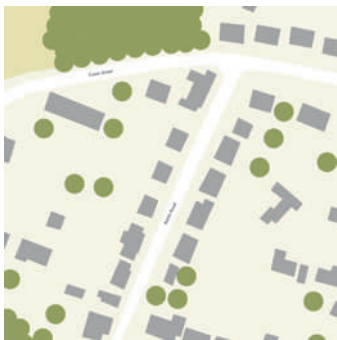
- Buildings are served from a mews area, constructed from gravel, paving or tarmac;
- Creates a pedestrian-scale, more intimate space; and
- Set away from the main arterial routes.

Inference :

Streets play a key role in creating enclosure and defining a space. Within the new development at Sandleford Park, varying hierarchy of streets will create a legible network. This will vary from main access roads which will form the main vehicular route, residential streets with short setbacks/front gardens and shared surface tertiary streets including green lanes and private drives that will front onto open space.

2.6 LOCAL CHARACTER STUDY

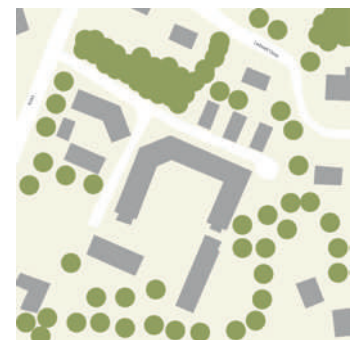
Residential Clusters



Ribbon Development



Rural Edge



Garden Courts



Examples: Andover Road, Newbury

- Commonly located along the main road; has contrasting styles and densities creating sequence of experiences; and
- Ribbon development also found in rural areas, fronting onto open space.



Examples: Wash Common

- Linear development along road, with buildings to one side overlooking woodland or open space on opposite side of road; and
- Roads can be primary roads (e.g. Newtown Common Road) or minor tracks providing access to houses.



Examples: Newbury

- Groups of residential buildings positioned around a shared amenity space; and
- Buildings are no more than two storeys in height, with built form enclosing the open space; green, formal character.

Inference :

The development will use a variety of housetypes and clusters to create character and distinctiveness. The form of an enclosed ribbon development will be appropriate along the main road that connects the land parcels across the Country Park. Rural edges will be appropriate fronting on to the woodlands or the Country Park.

PART B : PROPOSALS

PART B : PROPOSALS

3. DESIGN RATIONALE

3.1 VISION

The vision informs the design evolution and proposals for Sandleford Park.

Sandleford Park will be a vibrant and well-planned neighbourhood which will follow the best practice principles of urban design and will be an organic extension to Newbury. The new development will form a unique parkland community, planned and built as a whole, consisting of high quality homes and set in a natural and well managed Country Park.

Open spaces will be designed as a series of meeting places for all, which will vary in character through a response to context and location. Buildings will be designed to interact with the varying character of the Country Park, woodlands and other amenity open space. Buildings will enclose and define streets and spaces, overlooking and addressing the public realm.



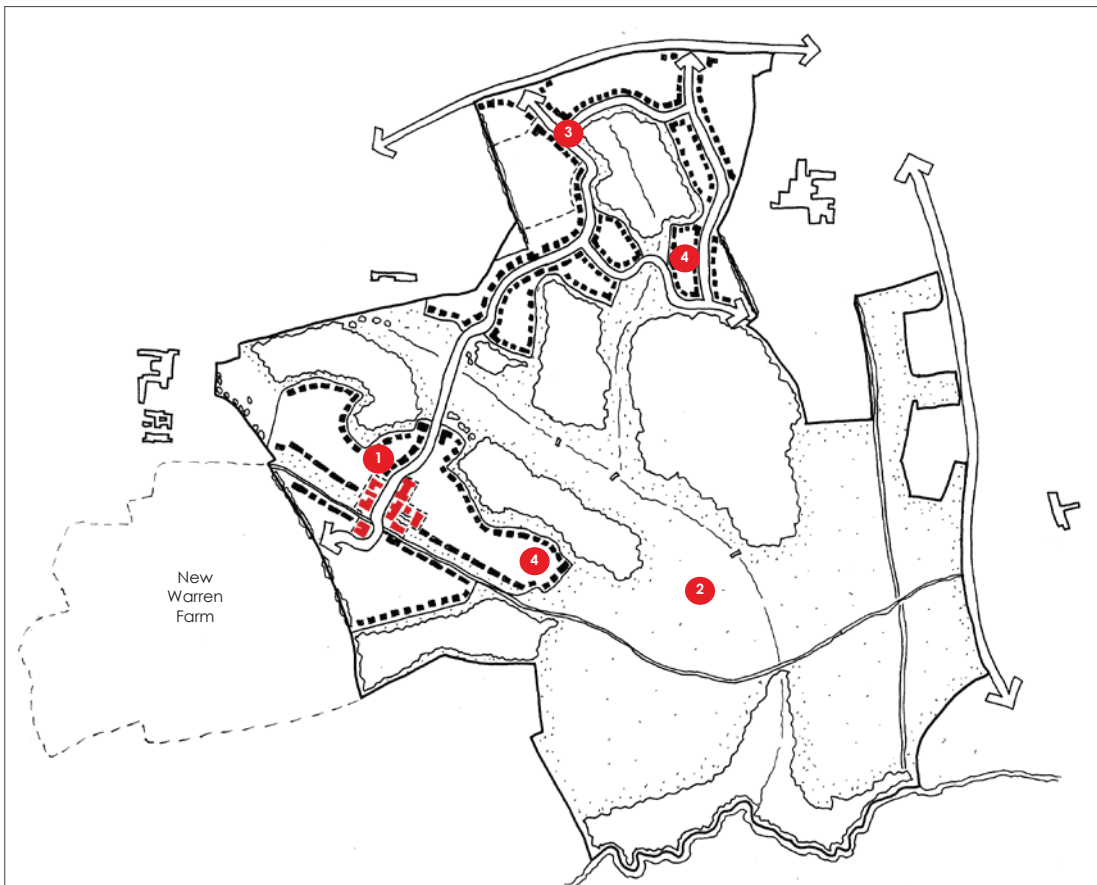


Fig. 34: Vision

KEY

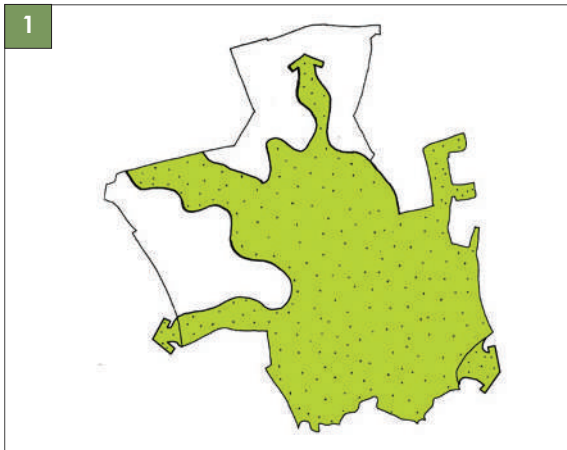
- 1** The 'Heart' of the new development is the Local Centre. This will provide a range of uses and a wide range of house types and tenure.
- 2** The 'Soul' of the new development is the Country Park.
- 3** Higher enclosure along the Main Access Road.
- 4** Lower density dwellings create a softer edge along the woodlands and parkland.

PART B : PROPOSALS

3. DESIGN RATIONALE

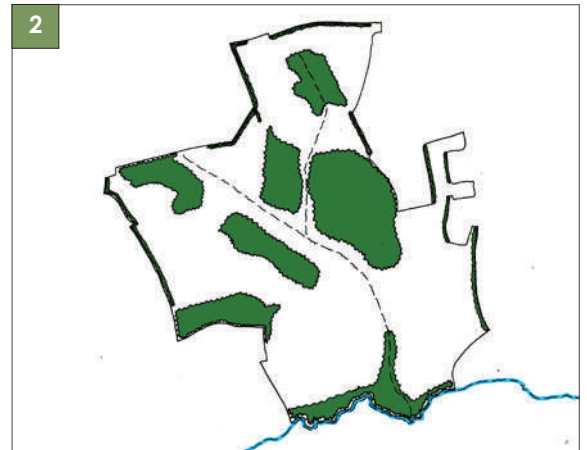
3.2 DESIGN PRINCIPLES

Twelve Design Principles have been established as a design response to the site assets. These principles are illustrated below:



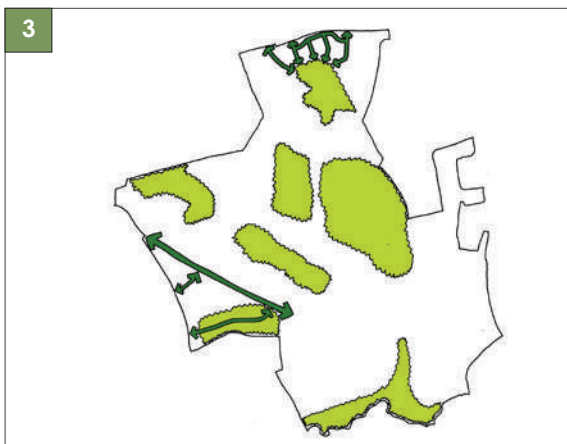
1 Delivery of the Country Park

The development will provide green space for public amenity and create a natural and well managed Country Park. This will bring existing and new communities together, and create a unique parkland setting. Views to and from the Park will be protected and enhanced.



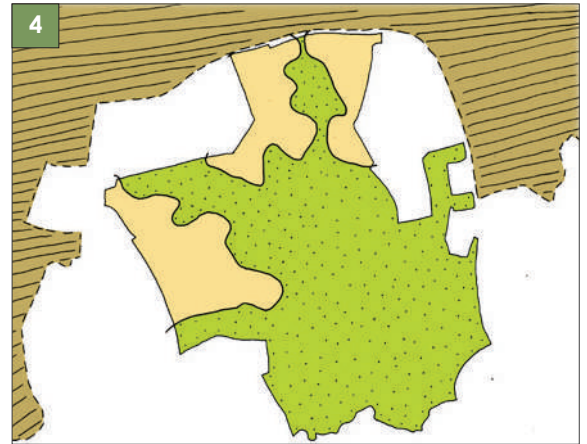
2 Retaining the landscape assets of the site

The development will retain and protect all areas of ancient and other woodlands. All important existing trees and hedgerows will be retained and integrated into the new development. New structural planting will reinforce the existing assets and provide screening.



3 Proposed 'Green Links' weave through the development, promoting ecology and biodiversity

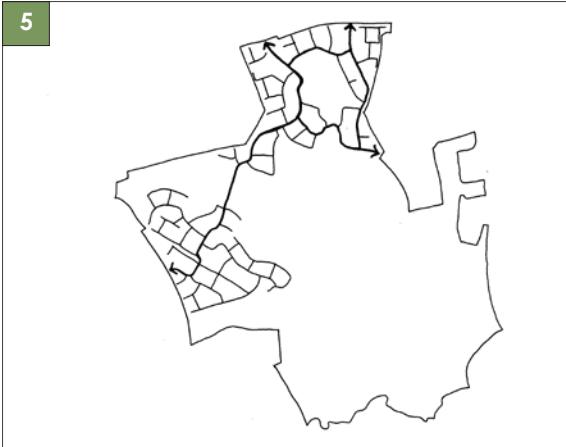
The development will include a network of green links and spaces. Green links will form part of a wider pedestrian and cycle network across the site. They will contain areas of informal open space and planting, areas of benefit to the community and encourage ecological migration through the site. Buildings will front or side onto the green links to ensure they are safe and secure. Lighting will be carefully considered.



4 Integrating the existing and new urban edge and the proposed Country Park

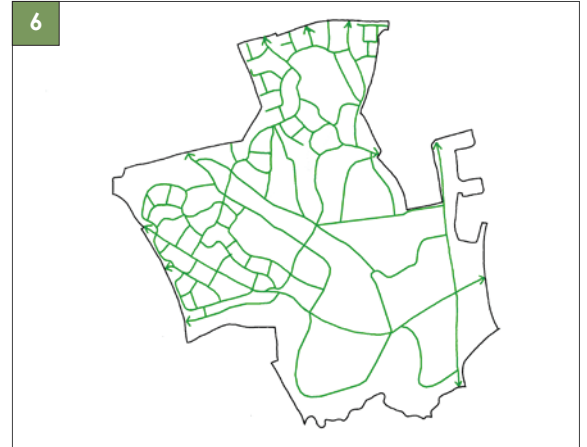
The Country Park will play a key role in protecting the sensitive landscape and historic significance of the site and will provide opportunities for a wide range of recreational activities. It will also comprise of managed habitat areas. This open space will help to integrate the existing and new communities together.

3. DESIGN RATIONALE



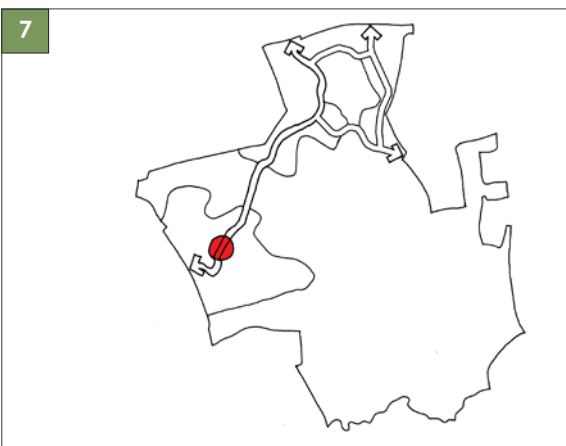
Movement Pattern and Hierarchy

The development will provide a well-connected network of routes that will help in way finding and create a permeable and legible network of routes and spaces. This will also connect to Newbury town centre and surrounding local facilities and integrate with the existing development.



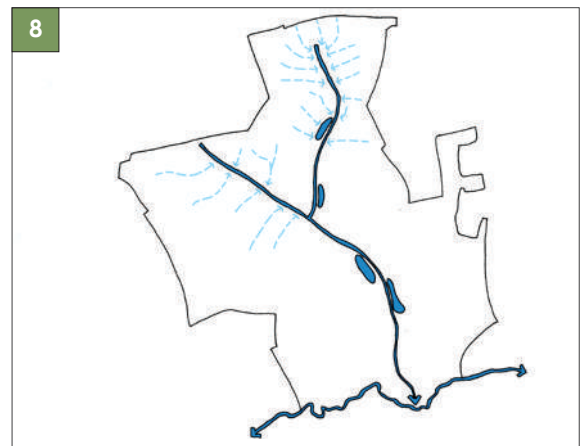
A legible network of walking and cycling routes

The arrangement of buildings and spaces will aim to create a well connected and safe neighbourhood where pedestrians and cyclists have priority and safe access. Buildings will front or side onto these routes to ensure they are safe and well overlooked.



The sustainable transport link integrating the neighbourhoods

The development will promote alternative forms of transport including the use of existing public transport network and providing a sustainable transport link that connects the existing and new communities.



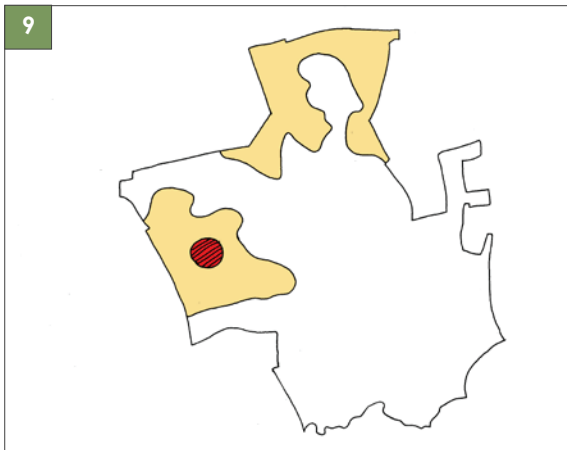
A robust drainage network - retained water bodies and proposed ponds

Existing network of streams and ponds will be retained within the development. Surface water from the new development will be managed by appropriate use of SuDS techniques, minimising use of externally sourced water and promoting biodiversity.

PART B : PROPOSALS

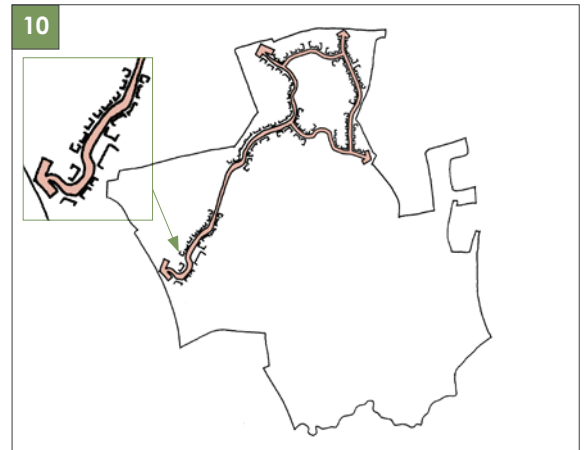
3. DESIGN RATIONALE

3.2 DESIGN PRINCIPLES



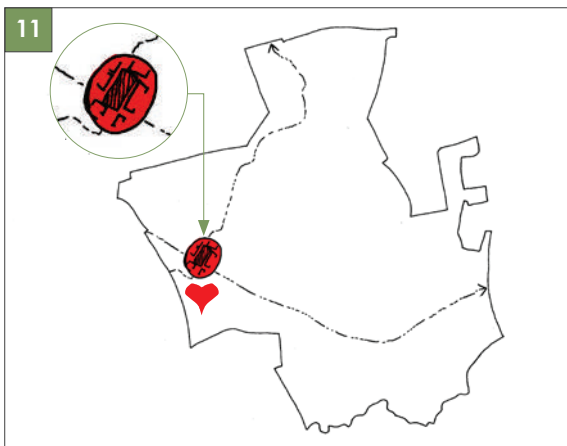
The two main neighbourhoods

The development will be planned and built as one integrated community; however will be structured to create two new neighbourhoods- Development parcels N1 and N2 to the north and the Local Centre to the south, as a response to the topography, landscape and land use disposition.



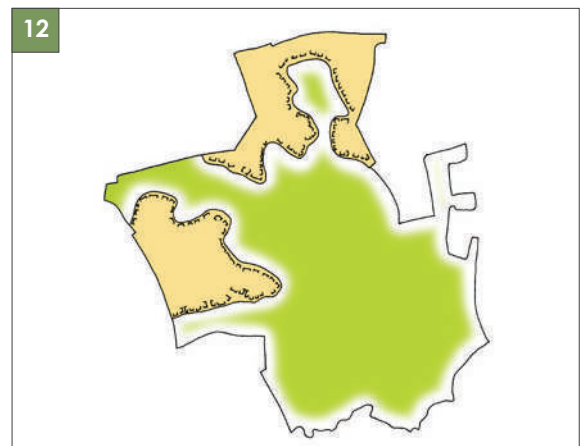
Creating character along the Main Access Road

The Main Access Road will be the main vehicular thoroughfare through the development. This will be designed as a bus route with enclosure defined by a strong building line providing containment of the space and reflecting its hierarchy as a main route.



The Local Centre - The Heart

The Local centre will be the 'heart' of the new community and will integrate the rest of the development. Located along the main access road, this will be designed around a Square that will be designed as a shared surface space with traffic calming features and high quality landscaping.



Creating character and distinctiveness

Development parcels and edges will vary in character and appearance, determined by their location and topography, inter-relationship with streets and the Country Park.

3.3 OVERALL CONCEPT

Section 2 of this document, Responding to Context, summarises the unique site assets, characteristics and complexities of the land at Sandford Park that will shape its future development in many different ways.

Some of these aspects will constrain development type, form or positioning, whilst many others will positively influence its character and create distinctiveness.

However, a simple design concept for Sandford Park underpins the main theme of the proposed vision, i.e. the creation of a unique 'Parkland Community' which will be a desirable place to live and will be designed and built as a whole.

The Plan below summarises the 12 design principles set out in Section 3.2.



Fig. 35: Overall concept

PART B : PROPOSALS

4. DEVELOPMENT PROPOSALS

4.1 THE LAND USE MASTERPLAN

The vision, concept and the general disposition of land uses have followed the guidance set out in the Sandleford Park SPD.

Extensive background research has been carried out as part of the application's Environmental Statement, Transport Assessment, Flood Risk Assessment, Conservation Audit, Ecological and tree surveys and other technical surveys.

4.2 DESCRIPTION

4.2.1 Quantum of development and mixed uses

The design proposals include the following :

- **Residential**- A net residential area of c25.20 ha (62.27 acres) as set out in the Land Use parameter plan and identified as land use class C3. This area will include land for up to 1000 new houses (and including upper storey residential in the Local centre), secondary/residential and tertiary streets/ green lanes/private drives, directly associated uses and infrastructure, private gardens, car parking and incidental open space. This residential area will provide a range of house type of varying sizes and tenure to ensure the delivery of a healthy and balanced residential community.
- **Local Centre (Mixed uses)**- The local centre will be c1.12 ha (2.77 acres) including car parking. This will provide flexible commercial floorspace to include retail and business space and community infrastructure. The level of retail floorspace is intended to serve the local population of Sandleford Park rather than become a destination in its own right. Accordingly A1-A5 uses of up to 2,150sq.m. of gross floor area and business uses (B1a) up to 200 sq m. gross is proposed. Residential uses will be accommodated at first floor level and above as appropriate and will form part of the total provision of new homes on this development of up to 1000.
- **Affordable Housing** - In accordance with the SPD and Core Strategy, 40% of the total number of dwellings will be affordable housing. There will be a mix of social rent and affordable intermediate tenures in the ratio of 70:30. For each phase and Reserved Matters application the mix of dwelling types, size and tenure will be agreed with WBC. This will be designed to be indistinguishable from private housing in external appearance and specification of materials. The location of affordable housing should be designed to encourage integration and social cohesion, addressing streets, spaces and pedestrian thoroughfares and creating meeting places for all.
- **Extra Care** - The extra care provision will form part of the overall site's affordable housing provision.

- **Education Provision**- The development will also provide a primary school in the northern parcel. An area of land has also been identified for the expansion of facilities for Park House School immediately adjacent to the existing school grounds in the western corner of the site.
- **Open space** - In addition to the above, the development will be supported by c57.58 ha (142.28 acres) of Country Park set within the retained woodlands along with a robust green infrastructure network.

4.2.2 Density and Massing

Density - The proposal is designed to create character and distinctiveness across the site. This is achieved through unique residential clusters for each character area as a response to the site and various edge conditions and in compliance with those as set out in the Sandleford Park SPD. The development which will vary in densities and range between 30-50 dwellings per hectare.

Massing - The development will be sensitively designed with building heights ranging between 2-2.5 storey buildings. At key locations or cross-roads or to mark the end of views and vistas, marker buildings may be appropriate to create legibility. This will be sensitively designed, with storey height of up to 3 storeys and/or using materials.

4. DEVELOPMENT PROPOSALS

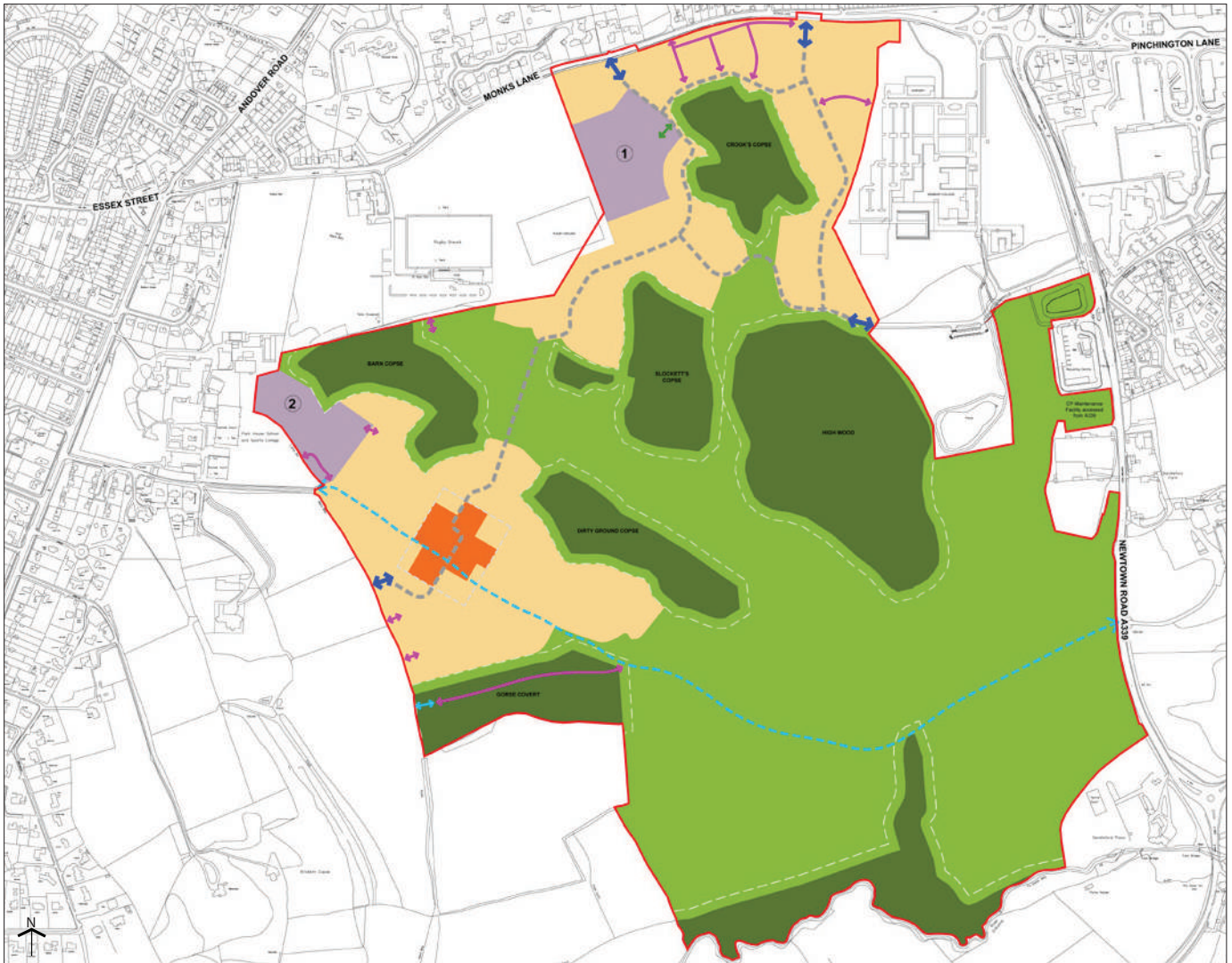














Fig. 36: Land use parameter plan [submitted for approval]

KEY

Land Use

-  Sandleford Park Application Boundary
-  Proposed Development Footprint Residential (use class C3)
-  Local Centre comprising of Flexible Mixed Uses (use class A1-A5, B1a, C3, D1)
-  Maximum Extent of the Location of Mixed Uses within the Local Centre
-  Education Land
 - 1. Proposed 2 Form Entry Primary school (use class D1)
 - 2. Area of land safeguarded for potential expansion of Park House School

Access

-  Proposed Access Points for "All Traffic Modes"
-  Proposed Main Access Road
-  Existing Public Footpath Retained and upgraded as a shared footpath cycle link
-  Existing Public Footpath Retained and upgraded as a shared footpath cycle link
-  Proposed Key Footpath/Cycle Link
-  Indicative Access to School
-  Other
 - For details of Green Infrastructure please refer to Strategic Landscape and Green Infrastructure Plan prepared by SLR

PART B : PROPOSALS

4. DEVELOPMENT PROPOSALS

4.3 URBAN DESIGN 'PLACEMAKING' PRINCIPLES

The new development will adhere to key urban design principles to ensure high quality and integration between built form and the natural setting of the site. Secured by Design principles will be incorporated to create a safe and accessible environment.

The urban design 'placemaking principles' listed below will add value to the development and provide greater community integration and increased legibility and accessibility.

1. The development will enhance the character by responding sensitively to the site setting and context.

The development on the site will respond to the natural environment and be defined by character areas that respond to it and create a well designed interface between townscape and landscape. These areas will be determined by their function and location within the site and defined by their relationship with the built form, landscape and open spaces.



2. The development will create streets and spaces with clearly defined public and private areas.

Public and private spaces will be clearly demarcated and defined by built form, landscaping and boundary treatment. Public spaces will be overlooked by natural surveillance. Secured by Design principles and active frontages will be incorporated into the design of routes and spaces to create a safe and attractive environment. Private spaces will be designed carefully such that they are overlooked by the owners property through careful positioning of windows. Pedestrian and cycle routes will link various parts of the development in a safe, convenient and attractive manner and will provide links to the wider network of pedestrian linkages within the development and through the valley onto the Country Park. Dwellings will overlook pedestrian routes.



3. Open space and public realm will be designed as an integral part of the layout and accessible to the whole community.

Public realm will include all publicly accessible open spaces, community facilities, streets, footpaths, cycle routes, informal green spaces, formal open space, parks and squares. This will be designed cohesively as one with the development and will be of a high quality to encourage a sense of ownership and identity. The detailed design will give consideration to the quality of the spaces, ensure active frontages, hard and soft landscaping, well designed and integrated footpaths, cycle routes, bin storage, car parking and appropriately selected palette of materials and street furniture.

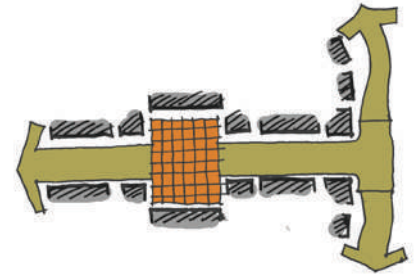


PART B : PROPOSALS

4. DEVELOPMENT PROPOSALS

4. The development will provide well designed and integrated permeable routes and provide connections to the wider area and local facilities.

The development will provide a well designed and robust network of routes that will connect into existing routes and promote good integration with surrounding facilities. This will help to encourage walking and cycling.



5. The new development will promote legibility through recognisable routes, spaces and landmarks to help people move around the neighbourhoods safely and efficiently.

The development will be designed such that users can identify and relate to key routes, spaces and landmarks to assist them finding their way through the site. Distinction between private and public spaces will be clear and development will feel safe and secure at all times.



6. The design and layout of buildings will respond to changing social, technological and economic conditions.

The design and layout of the new development will include buildings that reflect modern day living and provide easy access to a range of public open space through well connected footpaths and cycle ways that reduce car usage and create a safe and healthy environment. Homes will be designed with a 'fabric first' approach to enhance energy efficiency. Electric car charging points will be suitably provided in the local centre and communal parking areas. Cycle parking will be adequately provided through the new development. Recycling of waste materials will be encouraged.

7. The new development will create a place with variety and choice that responds to the existing and future needs of the community.



The development will provide a wide range and mix of house types of varying sizes and tenure. 40 % of the new homes will be affordable and will be well integrated into the design of the new development.

Local centre will form the heart of the new development and will provide community facilities and a range of open spaces to create and deliver a well balanced and integrated new community in an exceptional landscape setting.



PART B : PROPOSALS

4. DEVELOPMENT PROPOSALS

4.4 ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan is based on the Land Use Parameter Plan and shows how key urban design principles can be used to create a high quality development with strong integration between the built form and the natural setting of the site.

The plan shows a series of streets and spaces with a clearly distinguished hierarchy defined by active frontage and landscaping where appropriate. Public realm and open space will be integrated into the layout.

The Illustrative Masterplan also shows how the development will promote legibility through the provision of recognisable routes, spaces and landmark buildings at key corners or junctions to ensure users can identify them and move around the site safely and efficiently.










- KEY
-  Outline Planning Application Boundary
 -  Development parcels
 -  Local centre and the Square
 -  Potential Location for 2 Form Entry Primary school
 -  Main Streets
 -  Minor Streets
 -  Green Links
 -  Key Frontage
 -  Area of land safeguarded for expansion of Park House School



Fig. 37: Illustrative Masterplan [for indicative purposes only]

PART B : PROPOSALS

4. DEVELOPMENT PROPOSALS



PART B : PROPOSALS

5. GREEN INFRASTRUCTURE

5.1 LANDSCAPE AND ECOLOGY STRATEGY

The Landscape Strategy for Sandleford Park aims to address the:

- Conservation of historic landscape character and the protection and enhancement of the existing landscape character.
- Integration of the site into the surrounding landscape and visually contain the site.
- Retention and enhancement of existing woodland, trees and other key landscape and ecological features.
- Creation of a distinct and legible landscape structure, including indigenous species, in the new development and into the wider landscape.
- Long term management of the country park.

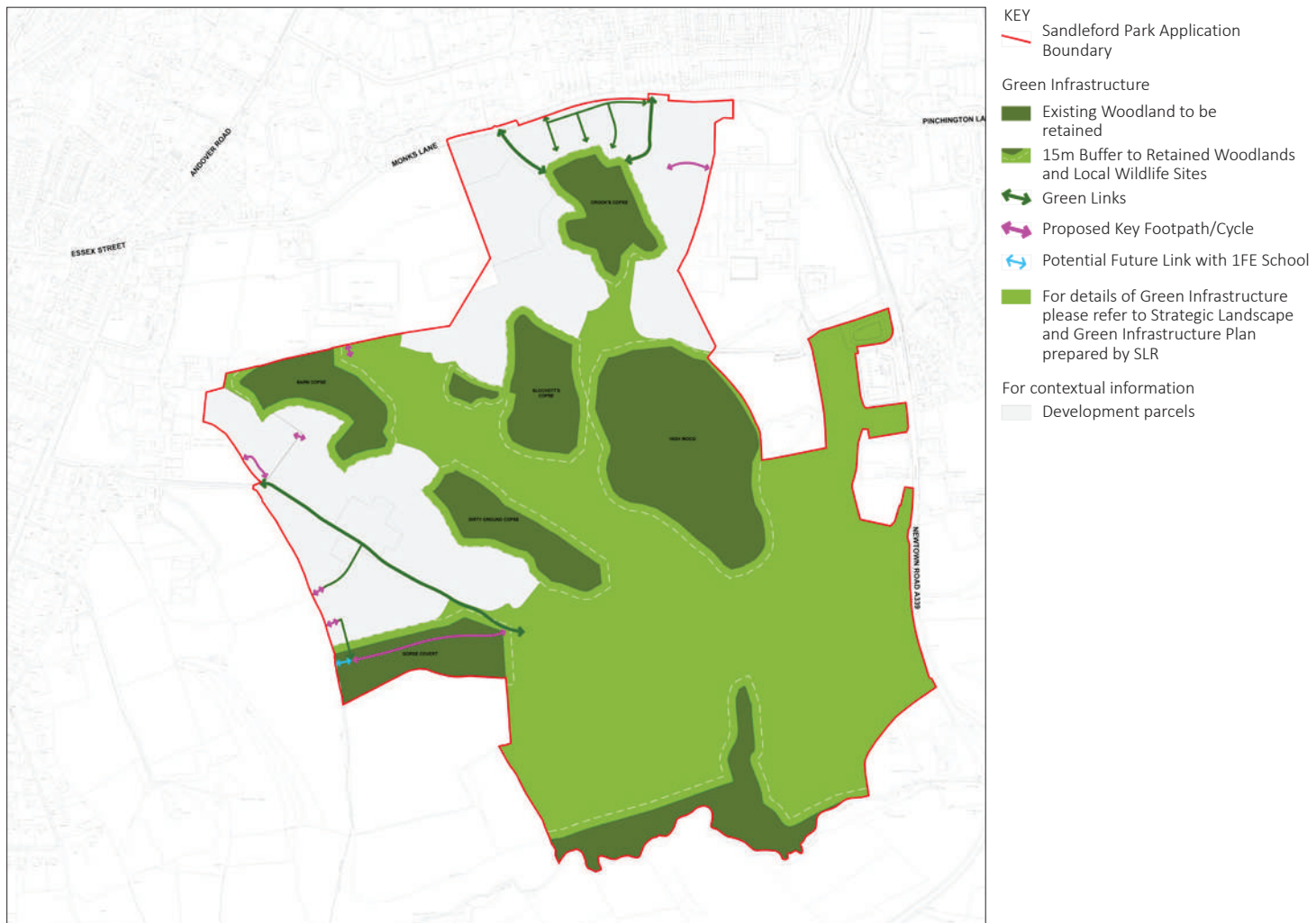


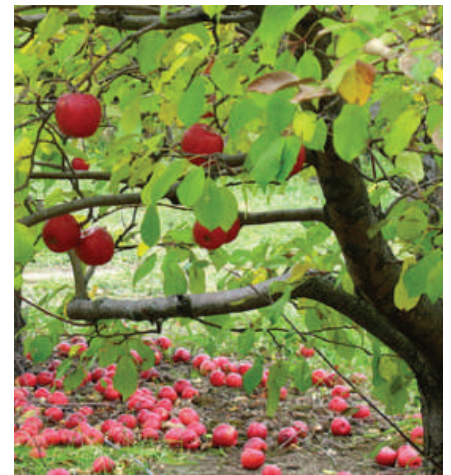
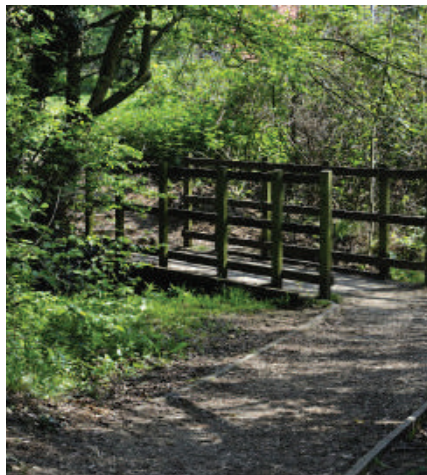
Fig. 38: Proposed Landscape Strategy

5.1 LANDSCAPE AND ECOLOGY STRATEGY

5.1.1 OPEN SPACE PROVISION

84.04 ha (207.67 acres) of Country Park will be delivered across the scheme. This is made up of:

- Retention of woodlands and ancient woodlands
- Natural and managed Open space
- Other green space will include key green corridor around the retained existing footpath, amenity and incidental open space.



PART B : PROPOSALS

5. GREEN INFRASTRUCTURE

5.1 LANDSCAPE AND ECOLOGY STRATEGY

5.1.2 PLAY STRATEGY

Sandleford Park will provide a range of play provision for a range of ages to supplement the extensive public open spaces in open meadows, wooded areas and other areas beside streams that the country park provides for informal play. These extensive opportunities and varied spaces for informal play activities for local children and young people are supplemented by accessible and safe designated equipped play spaces, natural play trails, fitness trails and a foraging trail of fruits and soft berries, located in or on the edge of the housing areas.

- Based on Fields in Trust (FIT) guidelines, 0.25ha of designated equipped play space is required per 1,000 population.
- Two designated LEAPS (Local equipped area of play) and one NEAP (Neighbourhood Equipped Area of play) provide for the designated equipped playing space requirements as laid out in the Council's Open Space Standards and FIT's benchmark standard recommendations for outdoor play (2008).

- Sensitively designed natural play equipment is located within the development's public open space network, typically constructed from natural materials to help integrate them into their landscape setting. Playable spaces will be sensitively integrated into the existing site context, with effective overlooking providing active and passive surveillance from the surrounding houses.
- The natural play trails could include elements such as grassy mounds and mud-free hollows, balancing beams/logs and stepping stones, small shelters and enclosures, archways, linear play spaces along trails and paths, creative seating, and or features to evoke physical and imaginative games, which could be combined with more traditional features, tree planting and landforms.



Fig. 39: Plan showing proposed locations of play spaces (NEAP and LEAPs)



5.1 LANDSCAPE AND ECOLOGY STRATEGY

5.1.3 COMMUNITY ORCHARDS

A foraging trail will be laid around Crook's Copse and will potentially consist of berry bushes and shrubs. It will link two pocket orchards and provide further learning opportunities.

Two pocket orchards will be provided, two in the northern part of the site and one in the south-western part of the site, shown below.

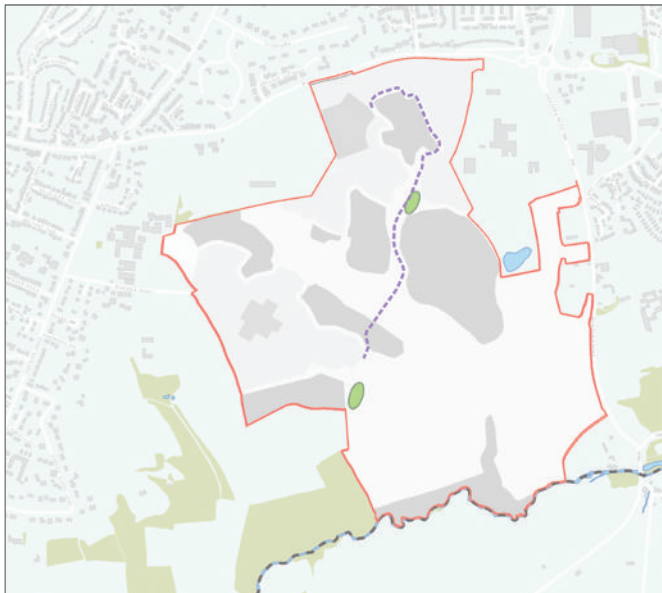





Fig. 40: Plan showing proposed locations of Community orchards

- KEY
-  Site boundary
 -  Approximate location of Community Orchards
 -  Foraging Trail

PART B : PROPOSALS

5. GREEN INFRASTRUCTURE

5.1 LANDSCAPE AND ECOLOGY STRATEGY

5.1.4 DRAINAGE STRATEGY

The SuDS system : Sustainable drainage systems (SuDS) manage runoff holistically by mimicking natural drainage patterns achieving a sustainable drainage solution by balancing water quality, water quantity, amenity and biodiversity.

The management of all storm water flows up to a 1 in 100 year storm event + 40% (for climate change) will be accommodated within the site through the use of different drainage techniques.

Due to the nature of the underlying geology and soil, surface and below surface-water runoff will be dealt with principally on site, as unimpeded infiltration of water into the underlying strata will not be feasible.

The aim of the SuDS system is -

- To maximise the existing potential of the site to attenuate and clean water
- Providing valuable amenity by creating and integrating well-designed landscaped features
- Promoting a greater diversity of flora and fauna
- Providing opportunities for communities to enjoy the dynamic nature of the water environment, and the different habitats that may be sustained by it.

The SuDS system has therefore been considered at the outset, with the water management strategy being an integral part of the overall design development.

Design of SuDS : SuDS features have been used as an integrated network within the Country Park and the development area i.e. the different housing 'parcels', which will be developed in a phased basis. A requirement for attenuation volume and control of flow output from each parcel will be enforced based on the assumption source control methods that will be utilised extensively within the parcels. These source control (SuDS) techniques catch and attenuate runoff close to where it is generated, which will help to reduce the peak flow of stormwater.

Open features may include water butts and grey water recycling and permeable paving to driveways, potential for green roofs in nonresidential buildings. From these primary collection and attenuation locations within the parcels, stormwater will be routed along the natural falls of the site via culverts. These conveyance features will route stormwater to detention basins for further attenuation and storage at the naturally occurring low areas of the site.



Fig. 41: Proposed SuDS measures on site

Detention areas are vegetated depressions in the ground and are dry except during and immediately after heavy rainfall. They detain surface water for a short period, usually from one day to one week, until it is either able to soak into the ground, taken up by plants, evaporates or slowly released into subsequent features.

These will provide an opportunity for the creation of new wildlife habitats and the enhancement of existing ones on site as well as an opportunity for recreation and amenity.

SuDS features will also be present in the verges along the main road.

PART B : PROPOSALS

5. GREEN INFRASTRUCTURE

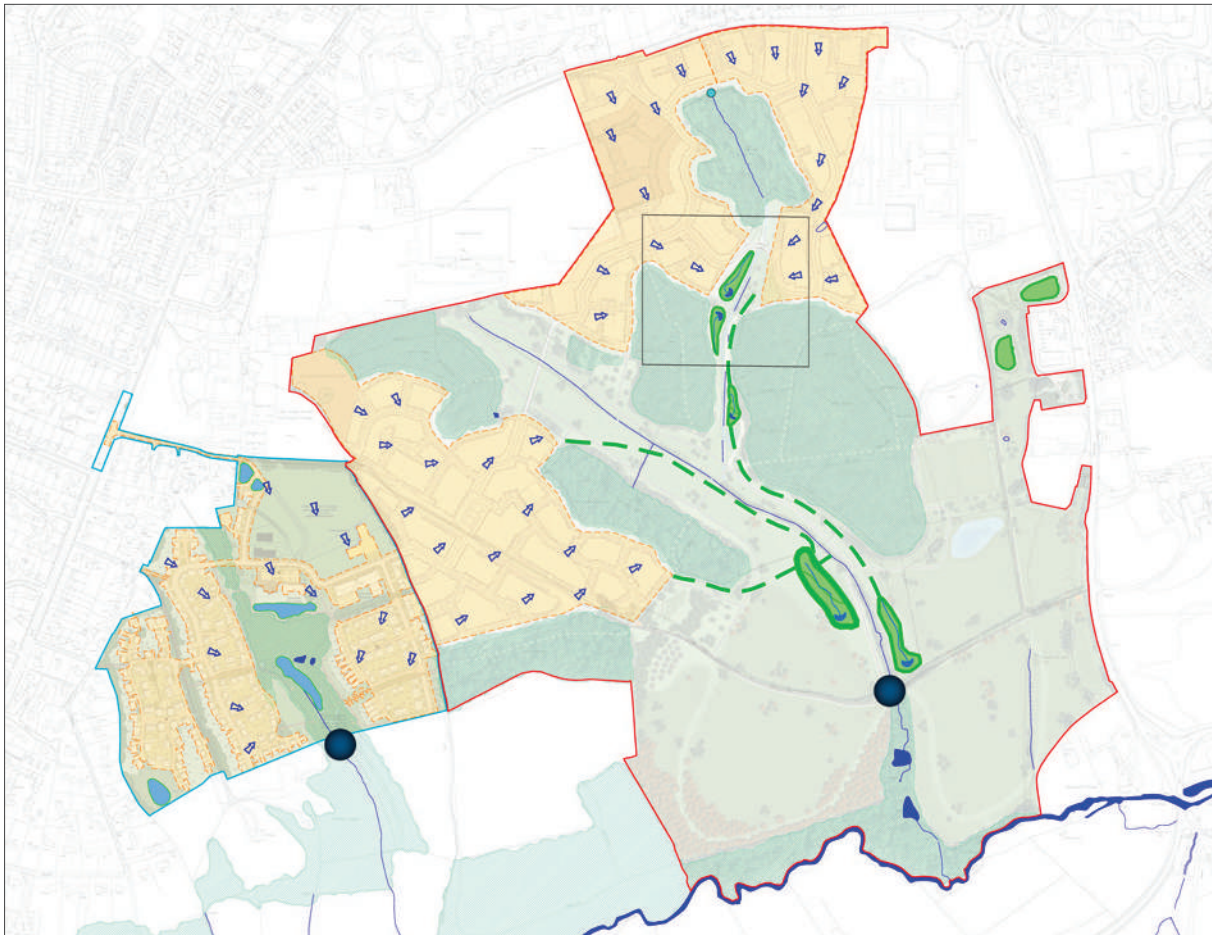
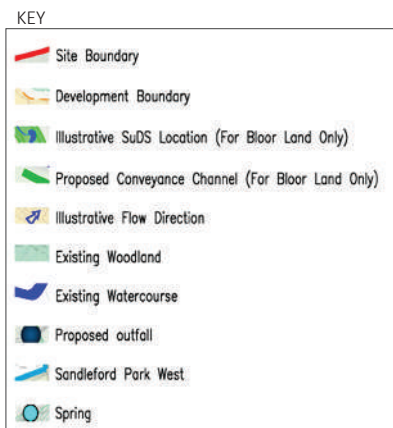


Fig. 42: Proposed drainage strategy on site



Fig. 43: Indicative extract of proposed attenuation basins south of Crooks Copse



PART B : PROPOSALS

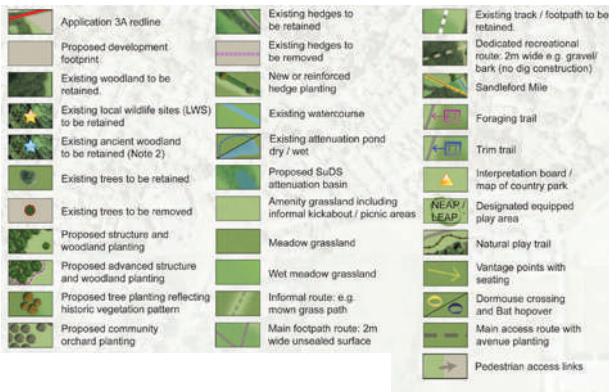
5. GREEN INFRASTRUCTURE

5.2 LANDSCAPE MASTERPLAN



Fig. 44: Proposed landscape masterplan

KEY



PART B : PROPOSALS

5. GREEN INFRASTRUCTURE

The aims of the Sandleford Park green infrastructure plan is as follows:

- Enhancement of the eastern and southern parts of the application site as a new Country Park, together with the central valley areas.
- Retention and enhancement of both surviving and lost historic landscape features such as tree planting within the southern site area, old hedgerow boundaries and former routes across the application site.
- The ancient and semi-natural woodland areas, (Barn Copse, Gorse Copse, Dirty Ground Copse, Slockett's Copse, High Wood and Crook's Copse) and veteran trees, will be retained with appropriate buffers; new public access routes through them will be located to minimise disturbance to wildlife habitat areas.
- A hierarchy of grassland areas will be created within the Country Park, and elsewhere within the application site, to maximise the application site's biodiversity.
- An enhanced public access network will be delivered, including an upgrade of the existing footpath, new footpath and cycleway links, circular walks, orchard and educational trails, together with interpretation boards and wayfaring signage.
- A designated route, the Sandleford Mile, will weave its way across the application site to connect with new recreational features.
- Seating areas will be located along these routes at identified vantage points, within the Country Park.
- Equipped play areas (NEAP and LEAPs) and natural play trails will be sited within the development parcels or adjacent to retained woodland areas.
- Protection and enhancement of wildlife areas, including reptile translocation receptor areas within the Country Park, dormice crossings and bat hop-overs.
- Enhancement of existing water features such as the central watercourse crossing the application site.
- Sustainable Urban Drainage (SuDS) features, such as attenuation basins, will be sensitively sited within the Country Park and the development areas, designed to respect and follow the local landform of the application site.
- Native species, which are locally indigenous, will be sited to reflect the local vegetation pattern and enhance wildlife habitats areas.
- Tree species that reflect surviving historic planting within Sandleford Priory, which will be planted to reinstate the former tree planting pattern within the Country Park.
- A foraging trail with berry bushes linking the community orchards, planted with traditional orchard species of local provenance.
- The landscape and ecology management strategy that accompanies the application and outlines management aims, objectives and strategies.
- Gated maintenance access to existing hedgerows will be provided to allow for the continued retention and maintenance of the important hedgerows with ecological value.

PART B : PROPOSALS

5. GREEN INFRASTRUCTURE

5.3 LANDSCAPE CHARACTER AREAS

The landscape character areas will be a key component of the green infrastructure framework.

This section sets out and explains the key features and illustrative design principles for each character area that will deliver the overall vision for Sandleford Park.

These are set out in accordance with the SPD.

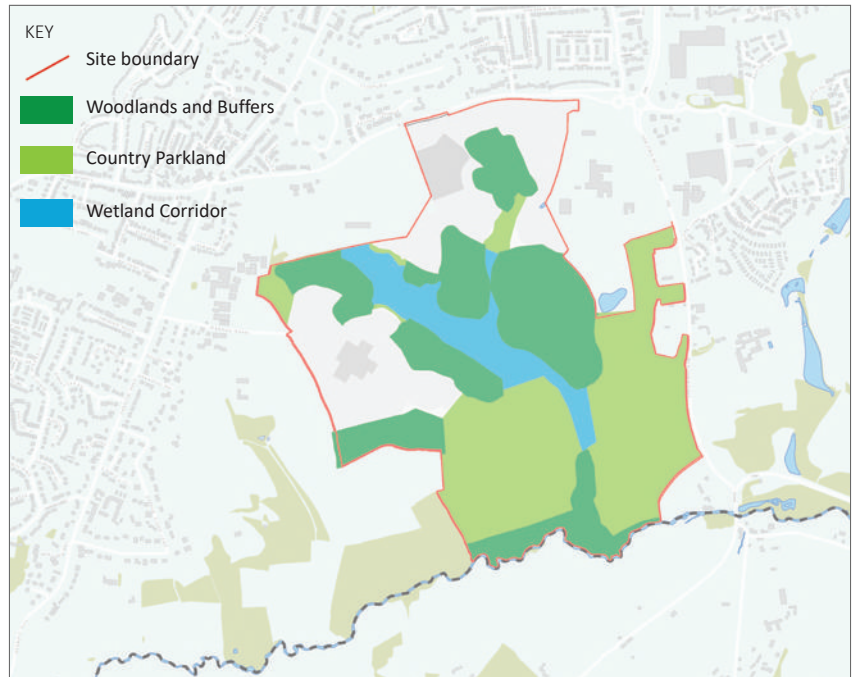


Fig. 45: Proposed landscape character areas



Fig. 46: Photomontage with red line indicating the location of the proposed houses behind the existing and proposed vegetation and woodland after 15 years of planting

5.3 LANDSCAPE CHARACTER AREAS

5.3.1 WOODLANDS AND ANCIENT WOODLAND BUFFER

Key Features include-

- Retention of ancient, semi-natural woodland areas and trees within a 15 meter buffer of grassland and scattered native scrub.
- New woodland planting in the south of the site, to join up with riparian woodland the along the River Enborne, that reflects the historic tree planting pattern.
- New public access routes through woodland will be restricted to pedestrians and located and managed to minimise disturbance to wildlife areas.
- Pedestrian routes including fitness trails for jogging, educational foraging trails and trim trails with a series of exercise stations are located around the perimeter of the woodlands creating circular loops that tie into the wider pedestrian network across the site and in the Country Park.

Illustrative Design Principles-

- Active management of woodland areas and other retained structural vegetation, to prologue their lifespan, enhance biodiversity and ensure safety on site.
- Use of directional down lighting in order to minimise night-time visual and ecological effects and impacts along the woodland edge.
- Native shrub and grassland planting along the woodland edges to retain and strengthen edge habitats and maximise biodiversity in and around the woodlands.
- Woodland buffer to act as an area of informal recreational use and a landscape amenity.



Fig. 47: Extract of the Green Infrastructure Plan showing proposed open space character of the woodlands



PART B : PROPOSALS

5. GREEN INFRASTRUCTURE

5.3 LANDSCAPE CHARACTER AREAS

5.3.2 COUNTRY PARKLAND

Key Features include-

- Reinstatement of rural parkland character to enhance the setting of Sandleford Priory, with new tree planting to reflect the 18th Century tree planting as shown on historic 1877 OS maps.
- Existing public footpath from Warren Road to Sandleford Priory is retained and surfaced to allow for shared use by cyclists and pedestrians.
- Enhanced public access network that includes the Sandleford Mile, fitness trails and educational trails that connect development parcels with the Country Park and wider landscape.
- Interpretation boards for historic and ecological features of interest, bins, seating at key viewpoints, picnic areas and wayfaring signage at appropriate locations across the park.

Illustrative Design Principles-

- Creation of a hierarchy of grassland areas within the Country Park, that in conjunction with the retention of existing trees and hedgerows contributes to increased biodiversity across the site.
- Retention of key views towards and from Sandleford Priory, with some view corridors framed by new tree planting.
- Reflect the former historic tree planting pattern, with new tree clumps and extend some areas of woodland cleared in the early 20th Century with new woodland planting in the southern area.
- Reinforce and extend degraded planted boundaries by gapping up existing hedgerows using native species to strengthen the local vegetation pattern and distinctiveness of the area.



Fig. 48: Extract of the Green Infrastructure Plan showing proposed open space character of the woodlands

5.3 LANDSCAPE CHARACTER AREAS

5.3.3 VALLEY AND WETLAND CORRIDOR

Key Features include-

- Enhancement of existing water features such as the central water course with new tree, scrub, grassland, marginal and aquatic planting to create a variety of habitats.
- The sensitive siting of Sustainable Urban Drainage (SuDS) features, such as attenuation basins, connecting swales and water courses designed to respect the local landform and where practical incorporate biodiversity areas.
- Undeveloped character of these areas retained with paths along the valley edges, allowing large areas of mixed wet meadow grassland to develop in the central wetter areas, alongside the water courses.

Illustrative Design Principles-

- Retention of existing trees and veteran trees with some new parkland tree planting in the valleys to strengthen the existing landscape character, whilst retaining key views.
- Provision of small sensitively designed bridge crossings for pedestrian routes where required over water bodies.
- Variety of marginal planting and wet grassland areas provide around the various ponds to enhance biodiversity.
- Retention of key views, framed by woodland blocks and streams; and
- Views out to the surrounding landscape, with views of development screened by new tree planting.



Fig. 49: Extract of the Green Infrastructure Plan showing proposed open space character of the woodlands

PART B : PROPOSALS

5. GREEN INFRASTRUCTURE

5.4 TREE PLANTING STRATEGY



Fig. 50: Proposed tree planting strategy (extract from proposed landscape masterplan)

- The site layout is determined by the location of the existing and retained ancient and semi-natural woodland and the buffers provided around these substantial woodland blocks. The landscape strategy is driven by a tree structure that responds to the local landscape character area from woodland edge, through tree stands in grassland areas to individual parkland specimen trees in the Country Park, that reflect the historic tree structure that forms the setting of Sandleford Priory. This is set out as follows-
- Reflect the former historic tree planting pattern, with the reinstatement of woodland planting in the southern area that was cleared in the early 20th Century.
- A variety of avenue, larger focal and fastigiate trees are located throughout the streetscapes to create and strengthen the road hierarchy.
- The character areas all have different avenue tree species to help create a distinct and varied place.
- The buffer areas around the woodlands consist of native scrub with a variety of grasslands managed as longer grassed areas to enhance local biodiversity and provide a valuable ecotone.
- Two community orchards of apple and pear trees of local provenance are connected by foraging trails.
- Wetland tree species including Willow and Alder are planted along some of the existing water courses and around the various SuDS ponds.
- Single veteran trees in the parkland areas are retained, with new mature parkland trees including Oaks, Cedars, Pines and Beach planted singly or in stands to maintain the tree structure as existing trees die back.

5.5 COUNTRY PARK DELIVERY STRATEGY PHASING, MANAGEMENT AND MAINTENANCE

The plan shows a comprehensive phasing strategy for the Country Park. This will need to be considered alongside the Strategic Landscape and Green Infrastructure Design and Ecological Mitigation and Management Plan submitted with this application.

A comprehensive management strategy will need to be agreed with West Berkshire Council.

Management objectives will seek to:

- Ensure delivery of open space and green infrastructure alongside residential development;
- Establish a flexible maintenance regime that delivers the core design and management objectives of the Sandford Park SPD, as well as addressing any arising management issues;
- Enhance important landscape and ecological features, through sensitive and proactive management;
- Maintain and diversify the nature conservation value of the site; for example, adoption of a hierarchy of grassland areas; minimise disturbance to wildlife habitats
- Reinforce and reinstate degraded boundary planting features, and also, enhance these as wildlife movement corridors where practical;

- Provide a range of integrated recreational and play facilities, including new footpath routes such as the Sandford Mile and foraging and fitness trails, which are accessible to all members of the community;
- Provide stimulating and safe play environments for children; create an educational resource, and promote the understanding of the landscape, historic and ecological value of the site through appropriate signage and interpretation;
- Ensure satisfactory future performance of SuDS features, and promote enhanced biodiversity through the creation of new wetland related habitat areas;
- Ensure the safety and security of those using the site;
- Achieve sympathetic integration of recreational/community facilities, habitat areas and SuDS features into the Public Open Space infrastructure, with prioritisation and segregation of key biodiversity areas to minimise disturbance to wildlife habitats; and
- Ensure satisfactory future performance of SuDS features and establishment of local group with interest and involvement in selected management elements under guidance of appointed, qualified person or organisation.

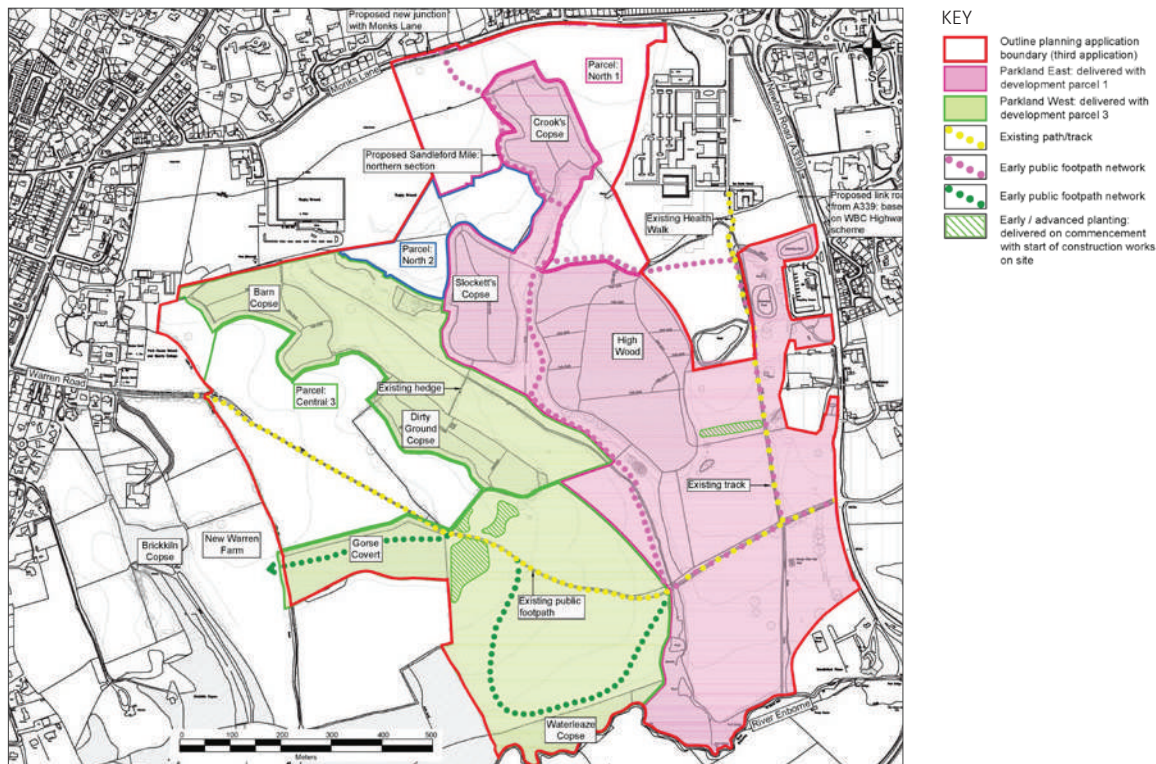


Fig. 51: Proposed Country Park phasing plan

PART B : PROPOSALS

6. ACCESS

6.1 PROPOSED ACCESS INTO SITE

The access strategy of the development is set out on the basis of the development principles A1 and A2 in the Sandlesford Park SPD.

The main vehicular access to the site will be provided from Monks Lane. This will be in the form of a new roundabout at the western access point and a priority T-Junction at the eastern access point. Next to the western access point a minor T-junction will be provided to access a residential cluster of dwellings to the north of the school site.

The existing public footpath which currently passes through the southern half of the site will be retained and improved to act as a safe passage for pedestrians and cyclists.

The primary roads through the site will provide direct access to the residential parcels through a well-connected network of secondary and tertiary streets as per development principle A4 in the SPD.

The street network and design character is set out in more detail later in this Section.

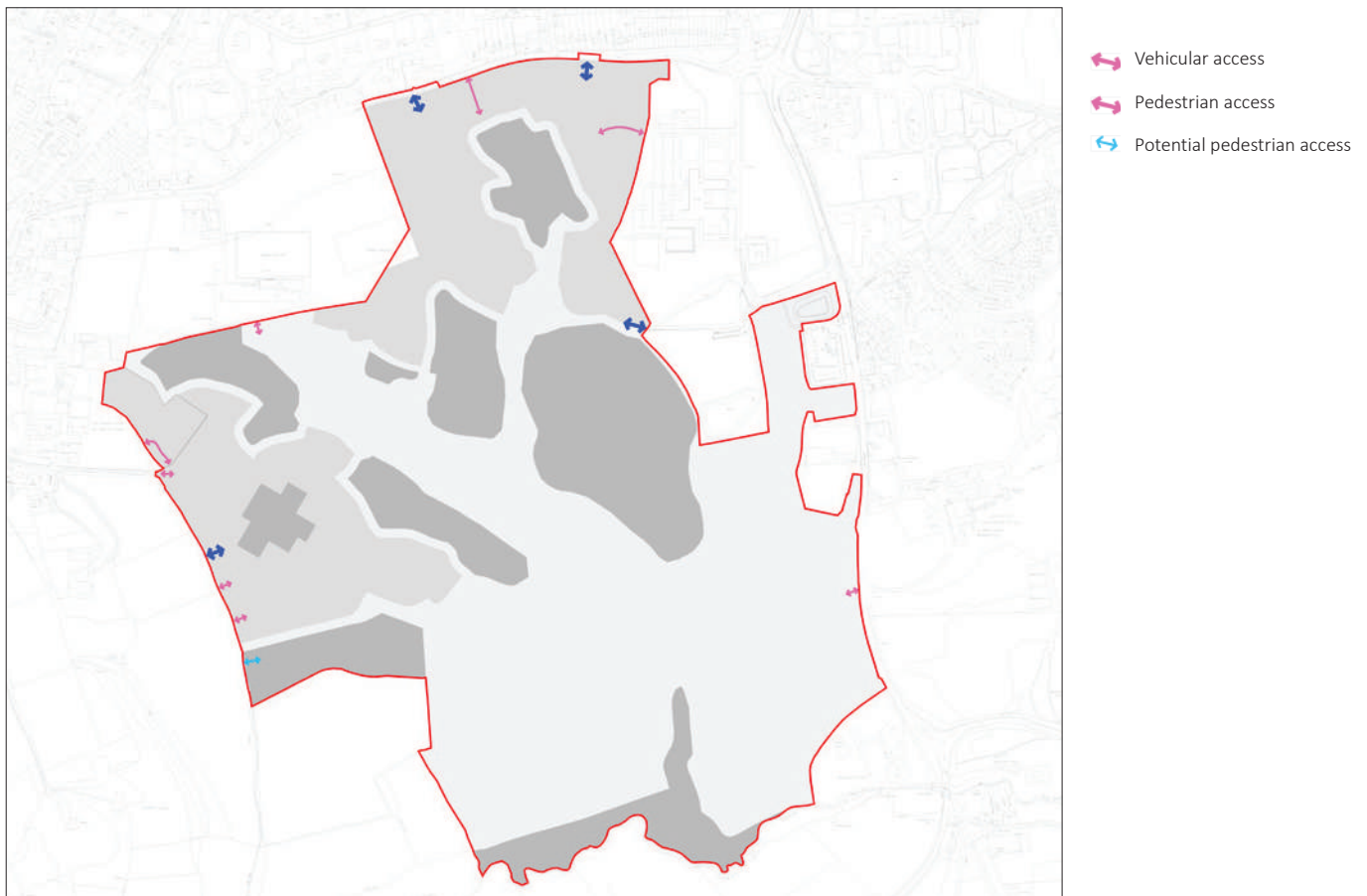


Fig. 52: Proposed access points into the site

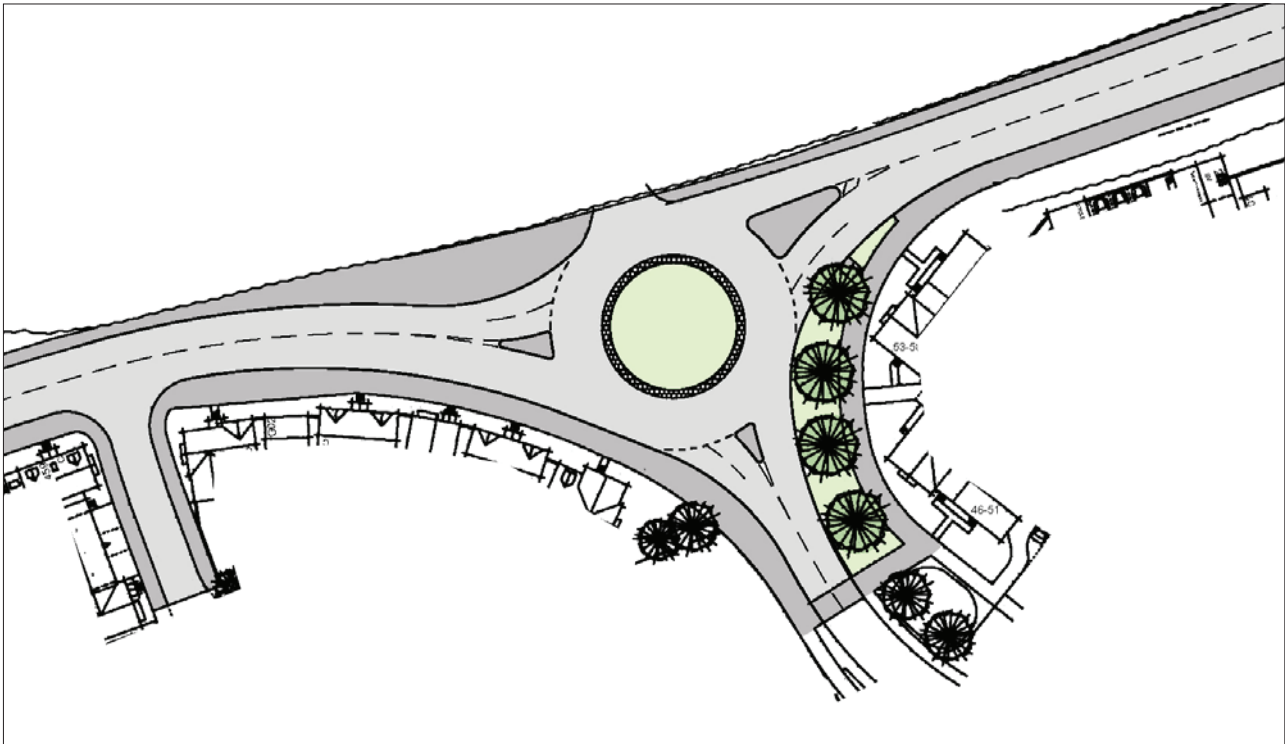


Fig. 53: Proposed highway detail of access on the western end of Monks Lane

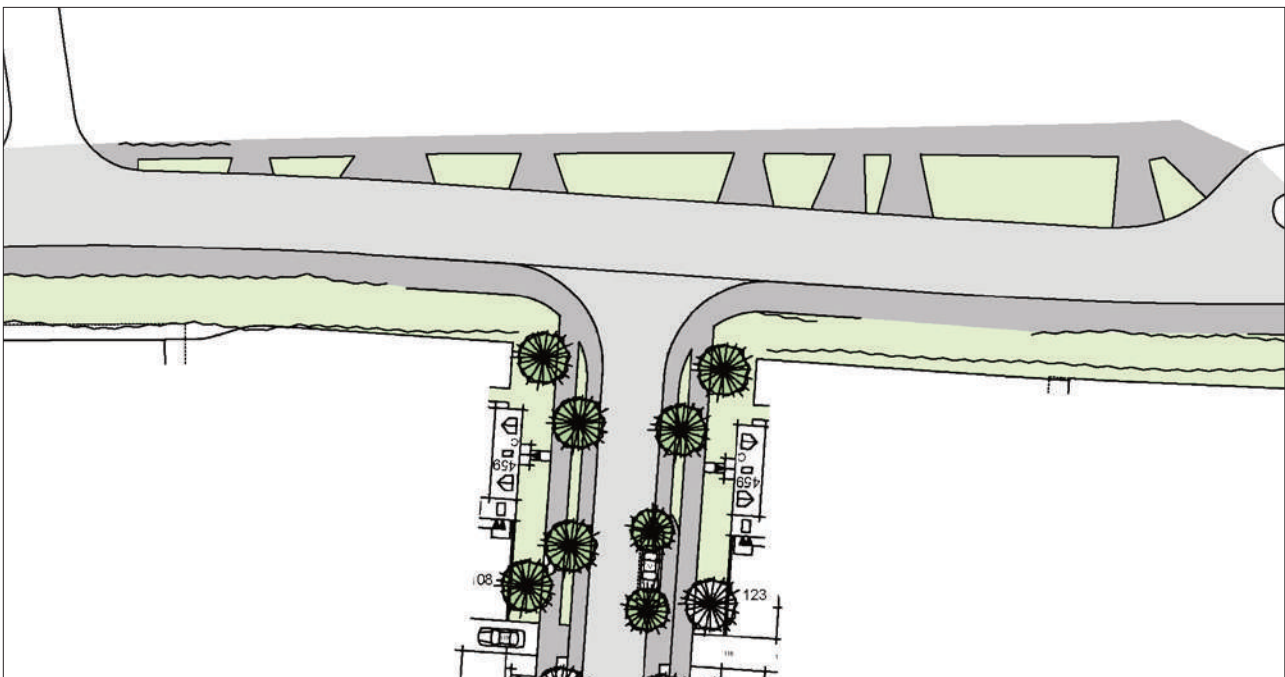


Fig. 54: Proposed highway detail of access on the eastern end of Monks Lane; additional access point from Monks Lane for pedestrians and cyclists

PART B : PROPOSALS

6. ACCESS

6.2 STREET NETWORK AND HIERARCHY

The development is designed to provide a well-connected network of streets of varying character within the site.

Difference in character and degree of enclosure is key to ensuring legibility and identity. The street design has evolved in conjunction with the surrounding landscape context and site wide green infrastructure. The design of streets and street sections are illustrated on the following pages.

In addition, a network of pedestrian and cycle routes is provided across the site to create a legible block structure.

The connections will ensure that the new community is integrated with the existing and enables access to the surrounding local schools and colleges, health facilities, shopping destinations and other leisure and recreational hotspots.



KEY
Primary Tertiary/ Green Lanes
Secondary

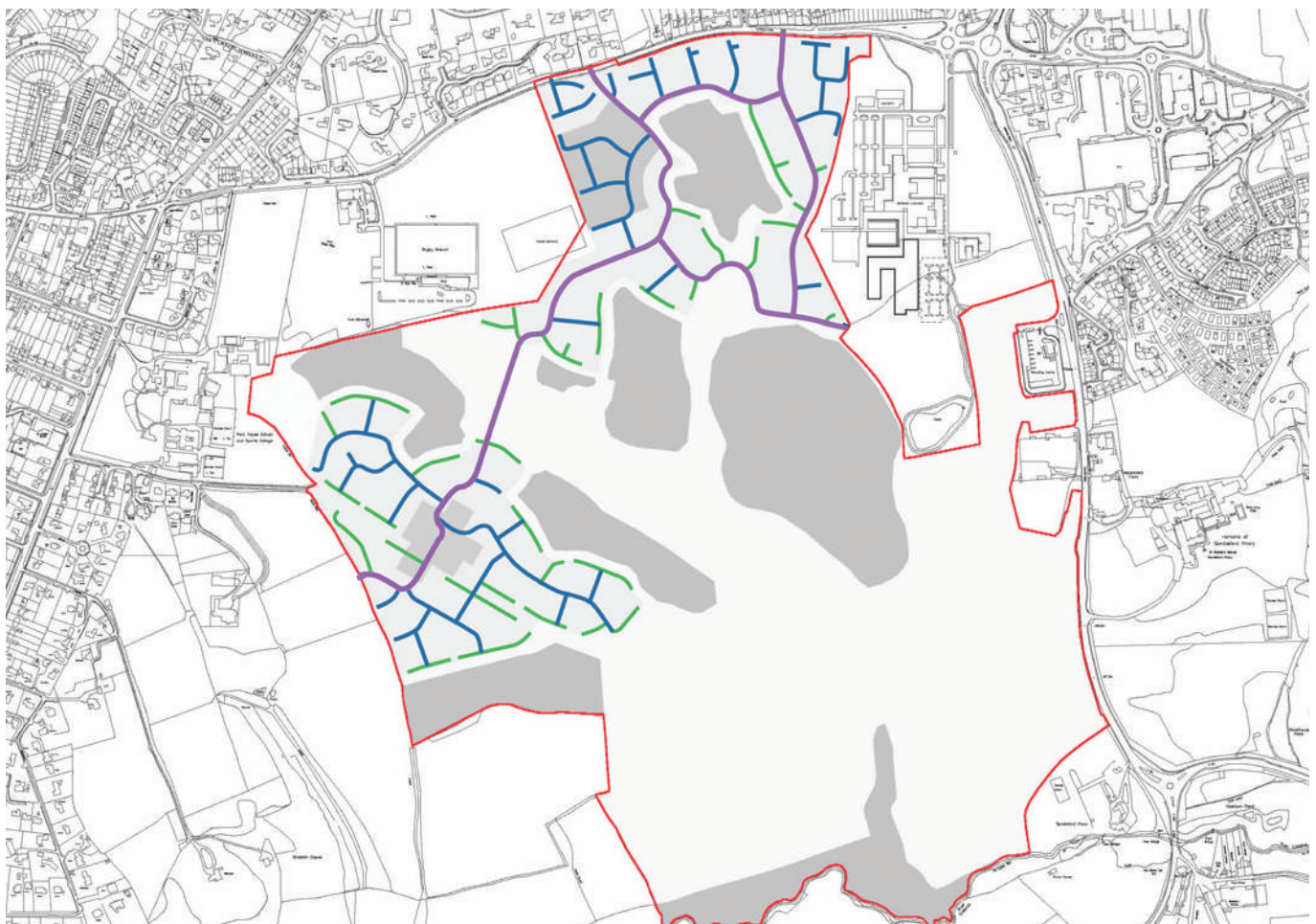


Fig. 55: Proposed indicative street network and hierarchy through the site

PART B : PROPOSALS

6. ACCESS

6.3 STREET DESIGN AND CHARACTER

6.3.2 Secondary : Residential Streets

The residential streets form the secondary routes through the site and link residential areas to the main access road.

The character of these type of streets is defined by dwellings fronting onto the street with predominantly short front gardens. The streets will provide direct access to dwellings.

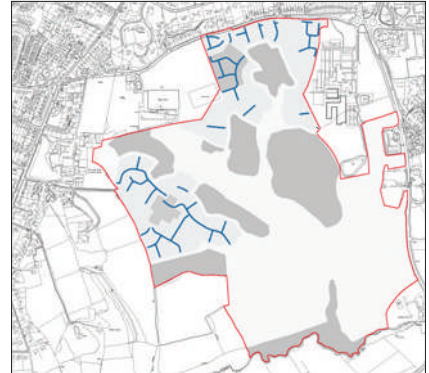


Fig. 60: Secondary: Residential Streets indicative Plan

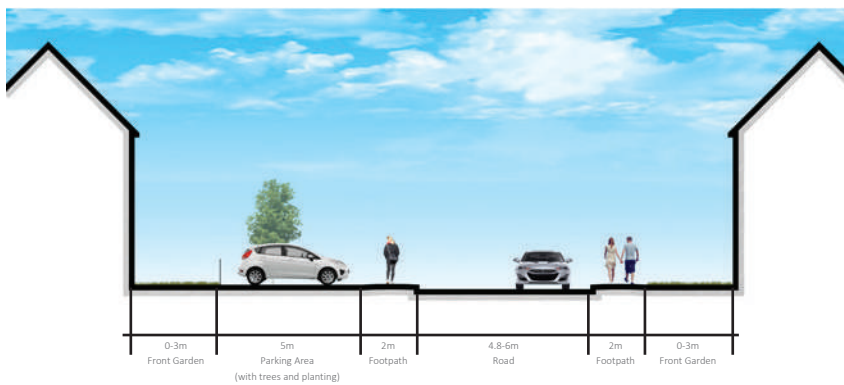


Fig. 61: Secondary Streets : Cross section

6.3.3 Tertiary/ Green Lanes/Private Drives

Tertiary Streets including Green Lanes and Private Drives provide direct access to dwellings and connect to the pMain Access Road and Secondary Streets across the site. They provide a strong and consistent building line with minimal set backs.

Green Lanes are located along edges fronting onto the woodlands, the Country Park or other key landscape edges.

Properties will gain access from these shared surfaces at the edge of the open space.

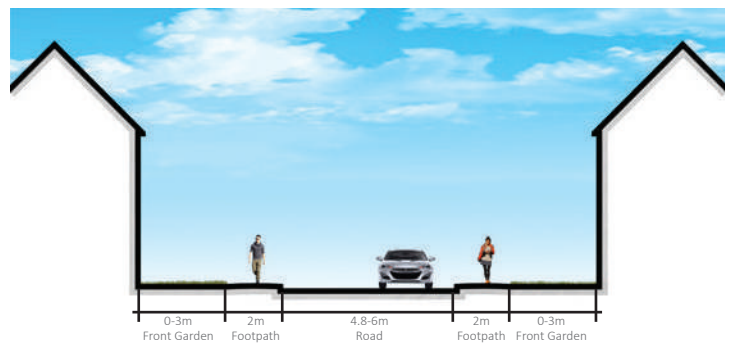


Fig. 62: Tertiary Streets : Cross section

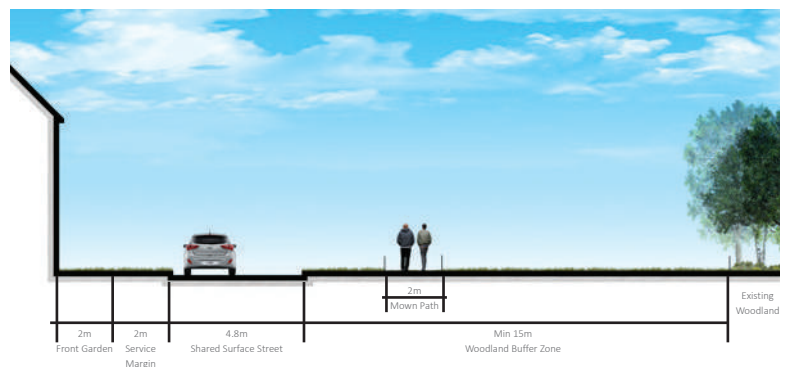


Fig. 63: Green Lanes/Private Drives: Cross section

6.4 SUSTAINABLE MODES OF TRANSPORT

6.4.1 Proposed sustainable transport link

As part of the overall development, a sustainable bus link will be provided to serve the site and connect to the surrounding areas. Stops will include provision for cycle parking and seating wherever possible. This is in accordance with the development principle A3 of the SPD.

The plan on the right shows the overall strategy of the site which is summarised as follows:

- During early phases of the development (i.e. the build out of Development Parcel North 1 and 2), new bus stops, shelters and bus timetable information will be provide on Monks Lane approximately 100m to the east of the proposed roundabout access. These new stops will be within a 400m walk distance of the majority of dwellings in these phases of development. The stops would be served by an improved frequency of the service 103 or through a new service linking Sandleford Park to the Town centre and other key facilities.
- During the build out of Development Parcel 'Centre', buses would enter the site from Monks Lane, drive into Parcel Centre where they would loop round or turn and after which they would re-join Monks Lane.
- With development at Sandleford Park West the bus service can be extended.

This arrangement will enable the vast majority of proposed dwellings to be in accordance with national guidance that seeks all new dwellings to be sited within 400 metres of a bus stop.

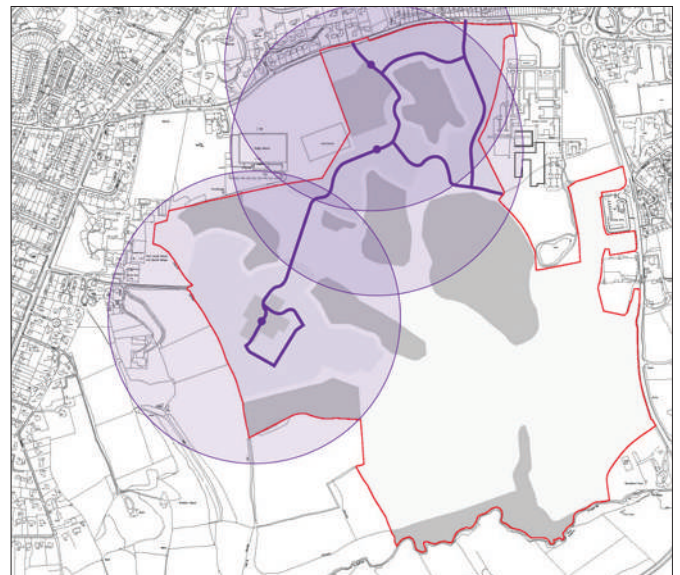
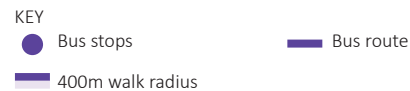


Fig. 64: Indicative Bus Facilities and Infrastructure Phasing Plan



6.4.2 Proposed pedestrian and cycle connections

A network of pedestrian, cycle and multiuser routes (segregated or combined) are proposed to connect the site with the wider network. It is important that these routes are safe, secure and convenient. In certain locations (i.e. secondary streets, lanes and green lanes) pedestrians and cyclists must have clear priority and this must be incorporated in the design of the streets.

- Streets and paths will be naturally overlooked;
- Dropped kerbs / at-grade crossings, and tactile paving will be provided at all junctions to assist people with disabilities;
- Cycle routes will follow contours wherever possible, for ease of movement. Adequate cycle parking and cycle storage will be provided in homes and outside community facilities, shops and other hot-spots; and
- All footways and cycle-ways will be well-lit to encourage use, unless in a woodland/ ecologically sensitive area where lighting is inappropriate for environmental measures.

Pedestrian links to Newbury College and Rugby Club will be facilitated to the points shown on the plan below and as set out in the SPD. The delivery of these routes will need to be discussed and agreed with the College and the Rugby Club.

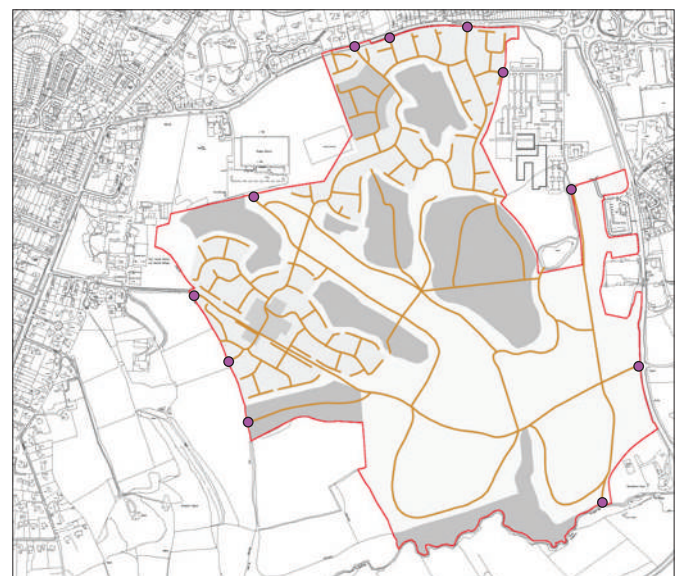


Fig. 65: Indicative plan showing proposed pedestrian and cycle connections



PART B : PROPOSALS

6. ACCESS

6.5 PARKING

Adequate car and cycle parking will be provided as per the development principle A5 of the SPD.

The geometry of the Main Access Road has been designed to allow for carefully designed visitors spaces along with landscaping and tree planting.

Allocated parking for residents will be generally located on-plot or in close proximity to the dwelling. Parking for visitors will also be designed into the layout. Unauthorised parking will be prevented through design.



Houses	Allocated Car Parking	Un-allocated Car Parking		Cycle Parking
5Bed				
4Bed				
3Bed		+ 0.5 un-allocated		
2Bed				
Apartments				
2Bed		+ 0.5 un-allocated	+ 0.2 un-allocated spaces per flat	in communal bike store
1Bed		+ 0.25 un-allocated	+ 0.2 un-allocated spaces per flat	in communal bike store

Fig. 66: Parking Provision Matrix



6.6 INCLUSIVE DESIGN

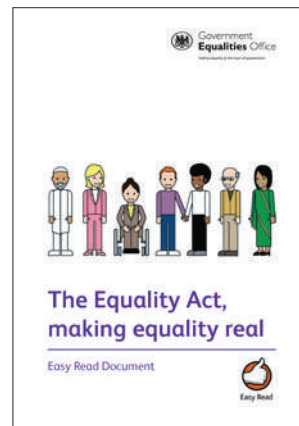
Inclusive design aims to create places without barriers that involve people in undue effort, separation or special treatment and enable everyone to take part in day-to-day activities independently. The proposed development will be designed to provide barrier-free access for all, with particular regard to the needs of the disabled. Particular consideration must be given to the requirements of the Equality Act 2010.

Safe access to buildings will be achieved through the treatment of the site as a pedestrian-friendly environment, where vehicle speeds are limited through traffic calming and the careful design of vehicular routes.

Whilst designing streets, the following must be considered;

- A maximum longitudinal gradient of 5% is desirable.
- In the steeper parts of the site, a maximum gradient of 8% is acceptable.
- Furthermore, the opportunity exists to upgrade the surface treatment of the existing public footpath through the site increasing its accessibility to cyclists, wheelchair users, those with impaired mobility, and those with pushchairs.

The development will be designed and built in full accordance with the Building Regulations which set out technical standards for the quality / performance of buildings. Part M of the Building Regulations concerns 'Access' and ensures that the design of buildings does not preclude access for the disabled. In order to comply with Part M, the residential blocks of apartments will incorporate related measures such as ramped / flush access with suitable handrails, guarding where appropriate, and compliant lighting design. Compliant ramps will be provided externally in addition to steps where changes in levels demand.



PART B : PROPOSALS

7. CREATING CHARACTER

7.1 CREATING CHARACTER AND DISTINCTIVENESS

To create a distinctive development in the setting of the Country Park, five character areas are set out. This is in accordance with the SPD.

In the following pages, each character area is defined by a series of design principles that will guide the future development of the site. These principles are accompanied by indicative illustrations showing how these may be designed further.

Figure 67 shows the character areas considered in a comprehensive manner across both parts of the site allocation. Wash Common is the only character area outside the boundary of the application site and is therefore not included in this Design and Access Statement.

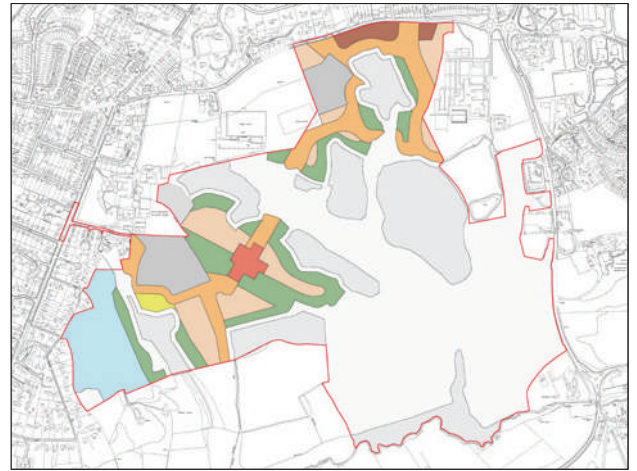


Fig. 67: Wider Allocation Character Areas



Fig. 68: Indicative Character Areas

1 Main Access Road

- Main access route through the site
- Strong building line providing containment of the space reflecting its hierarchy as a main route

2 Residential Streets

- Two way streets with layout of buildings and boundaries defining the alignment
- Street defined by dwellings with short set back/front garden

3 Park Edge

- Defined by mix of public open space, planting and built form, front gardens to use natural materials and planting to define boundaries
- Built form will provide a broken, irregular building line to soften the visual impact
- There will be a predominantly informal landscape character

4 Monks Lane

- Two principal access points will be provided off Monks Lane
- Built form around these access points to create sense of arrival
- Existing hedge and strategic planting to define character; gaps in built form to allow views and links through
- Green links connect Monks Lane with the Country Park to the south

5 Local Centre

- Local centre will be located along the main access road and will include retail, commercial and community elements
- A hard landscaped area of public realm- a square/plaza will be used for community uses, strong formal landscape character will be defined by formal planting of street trees and hedgerows
- Buildings will have active uses at ground floor, with opportunities for residential at first floor level
- There will be opportunities created for landmark buildings (houses or apartments) at key gateways into and out of the character area

PART B : PROPOSALS

7. CREATING CHARACTER

7.2 CHARACTER AREAS

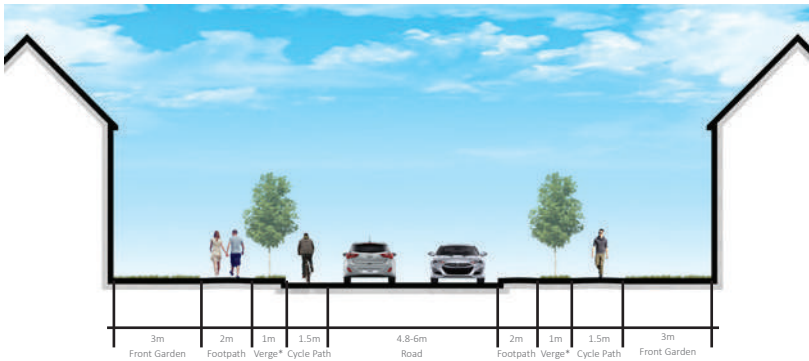
7.2.1 CHARACTER AREA 1 - MAIN ACCESS ROAD



Fig. 69: Character Area 1: Main Access Road

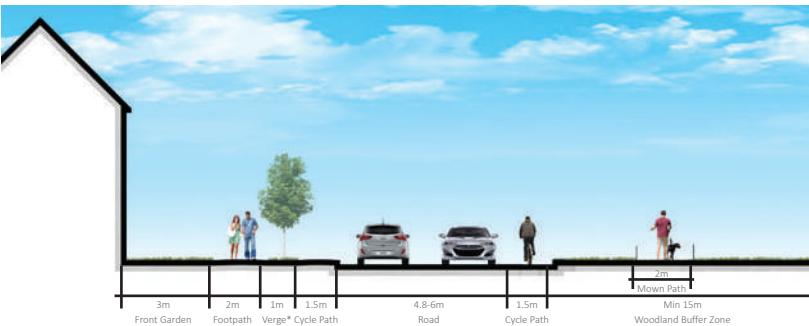


Indicative perspective sketch of the Main Access Road



Note: *There may be Filter Strips alongside the carriageway

Illustrative section showing the main access road with built form on both sides



Note: *There may be Filter Strips alongside the carriageway

Illustrative section showing the main access road with built form fronting onto open space



Inspiration from local precedents

Key Design Principles

- The Main Access Road is a two way street with footpaths/cycleways on either side and separated from the road by a landscaped verge.
- The road will be designed with appropriate traffic calming measures to help create a safe environment.
- The road will provide direct access to dwellings.
- The Main Access Road will be identified through a strong, formal landscape character defined by landscaped verges and regular pattern of street tree planting.
- The street enclosure will be defined by a strong built form line which is set back behind private gardens, following the alignment of the road and providing containment on space reflecting it's hierarchy as a main route.
- Non-residential buildings will have adequate setback from the edge of the footpath.
- Landmark buildings at key corners and junctions will promote legibility through the development and act as the interface between different streets, spaces and character areas.
- The built form will consist of a mix of detached, semi-detached, terraces and apartment buildings. The local centre will consist of built form that has commercial or retail uses on the ground floor. The scale of buildings will vary between 2 to 2.5 storeys with 3 storey buildings acting as landmarks or in the local centre.

PART B : PROPOSALS

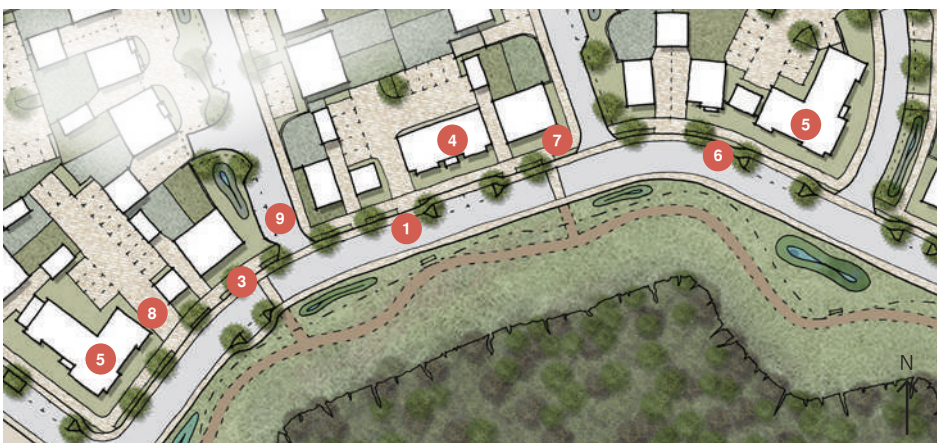
7. CREATING CHARACTER



Extract of Illustrative layout - Main Access Road to the east of the site

Key

- 1 Main Access Road - two way street
- 2 SuDS features incorporated into road design
- 3 Footpath/cycleway along Main Access Road
- 4 Key Buildings acting as vista stoppers
- 5 Key buildings acting as corner turners and providing active frontage on both sides of the road
- 6 Tree planting and landscaping along Main Access Road
- 7 Strong enclosure defined by regular built form line set back behind private front gardens and follow the alignment of the road
- 8 Direct access to dwellings - parking courtyards designed behind apartment blocks and driveways for houses fronting onto Main Access Road
- 9 Residential streets diverge from the Main Access Road
- 10 Road geometry allows for visitors parking to be incorporated into the design



Extract of Illustrative layout - Main Access Road along Crooks Copse

PART B : PROPOSALS

7. CREATING CHARACTER

7.2 CHARACTER AREAS

7.2.2 CHARACTER AREA 2 - RESIDENTIAL STREETS



Fig. 70: Character Area 2: Residential Streets



Indicative perspective sketch of Residential Streets



Illustrative section showing a typical Residential Street



Inspiration from local precedents

Key Design Principles

- Residential Streets will branch off from the Main Access Road and will be designed as two way streets with footpaths on either side.
- Direct access to dwellings will be provided.
- Traffic calming measures will be designed in line with Manual for Streets.
- Layout of buildings and boundaries will define the alignment of the street rather than the highway defining it. By varying the width of the footways, occasional narrowing of the highway and well designed landscaped spaces will help to define the hierarchy of these streets.
- The built form will be setback from the streets with predominantly limited/ short front gardens and this will help to demarcate between public and private areas at the front of the properties.
- There will be some tree planting suitably designed along the road or communal parking areas.
- Landmark buildings at key corners/junctions will promote legibility.
- The built form will consist of detached, semi-detached, terraces and apartment buildings.
- The scale of buildings will vary between 2 to 3 storeys.



Extract of Illustrative layout showing Residential Streets to the east of Development Parcel N1

Key

- 1 Residential Street branching off from Main Access Road
- 2 Direct access to dwellings provided
- 3 Visitors parking incorporated into road design
- 4 Built form setback with limited short front gardens
- 5 Some Tree Planting along Residential Streets
- 6 Key Buildings acting as vista stoppers

PART B : PROPOSALS

7. CREATING CHARACTER

7.2 CHARACTER AREAS

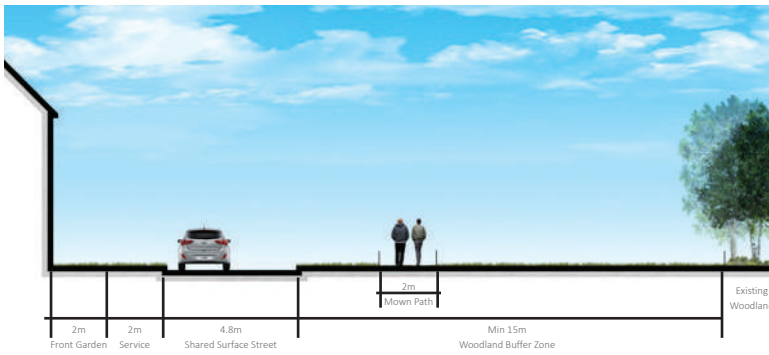
7.2.3 CHARACTER AREA 3 - PARK EDGE



Fig. 71: Character Area 3: Park Edge



Indicative perspective sketch of Park Edge



Illustrative section showing Green Lane along the Park Edge



Inspiration from local precedents

Key Design Principles

- The Park Edge character area will be located along the edge of the Country Park and will front onto the ancient woodlands. This will be defined by a mix of informal public open space and planting.
- The interface between the natural landscape setting and buildings fronting onto it will be carefully designed.
- The built form will be defined through an organic irregular frontage to soften the visual impact.
- New dwellings will overlook the open space with active frontage.
- Shared surface green lanes and private drives will provide access to properties fronting the open space. Traffic calming will be achieved through narrowing of road widths and a careful selection of materials.
- Buildings will be setback from the edge of the shared surface routes with front gardens that will use natural materials and planting to define the boundaries.
- This area will consist of a predominantly informal landscape character.
- The built form will consist of detached and semi-detached dwellings which will be predominantly 2 storeys. There will be opportunities for landmark buildings at key corners/junctions.



Extract of Illustrative layout showing Park Edge to the east of Crooks Copse

Key

- 1 Frontage along Crooks Copse ancient woodland and buffer open space
- 2 Setback of built form behind private gardens with active frontage
- 3 Shared surface green lanes and private drives provide access to dwellings
- 4 Informal landscape character along woodland buffer [for details refer to Strategic Landscape and Green Infrastructure Plan prepared by SLR]
- 5 Corner turner buildings providing active frontage

PART B : PROPOSALS

7. CREATING CHARACTER

7.2 CHARACTER AREAS

7.2.4 CHARACTER AREA 4 - MONKS LANE



Fig. 72: Character Area 4: Monks Lane



Existing built form along Monks Lane on northern side of site boundary



Indicative street elevation along mews leading to Monks Lane edge

Key Design Principles

- The character of Monks Lane will be defined through the retention of the existing hedgerow and strategic planting.
- Two principal access points will be provided off Monks Lane; the grouping of buildings, boundaries and landscaping will create a unique sense of arrival.
- The layout of built form will avoid long terraces running parallel to Monks Lane; gaps in the built form will allow for retention of views and visual lines from properties on the Northern side of Monks Lane.
- Green links will connect Monks Lane with the Country Park to the South.
- Additional pedestrian/cycle access links into the site from Monks Lane will improve permeability.
- Built form will consist of detached, semi-detached, terraces and apartments with the scale of buildings predominantly 2 to 2.5 storeys with 3 storey buildings acting as landmarks.



Inspiration from local precedents



Extract of Illustrative layout showing Park Edge to the east of Crooks Copse

Key

- 1 Retention of existing hedgerow and planting along Monks Lane
- 2 Pedestrian and cycle access points provided to promote permeability and connect existing and new built form to woodlands and Country park
- 3 Corner turners to provide active frontage
- 4 Shared surface tertiary streets and lanes with drainage features designed in, to act as green links and connect to the wider pedestrian and cycle network within and outside the site
- 5 Regular rhythm of built form with limited setback or front garden to emphasise desire lines, gaps in built form to allow views into Crooks Copse from Monks Lane

PART B : PROPOSALS

7. CREATING CHARACTER

7.2 CHARACTER AREAS

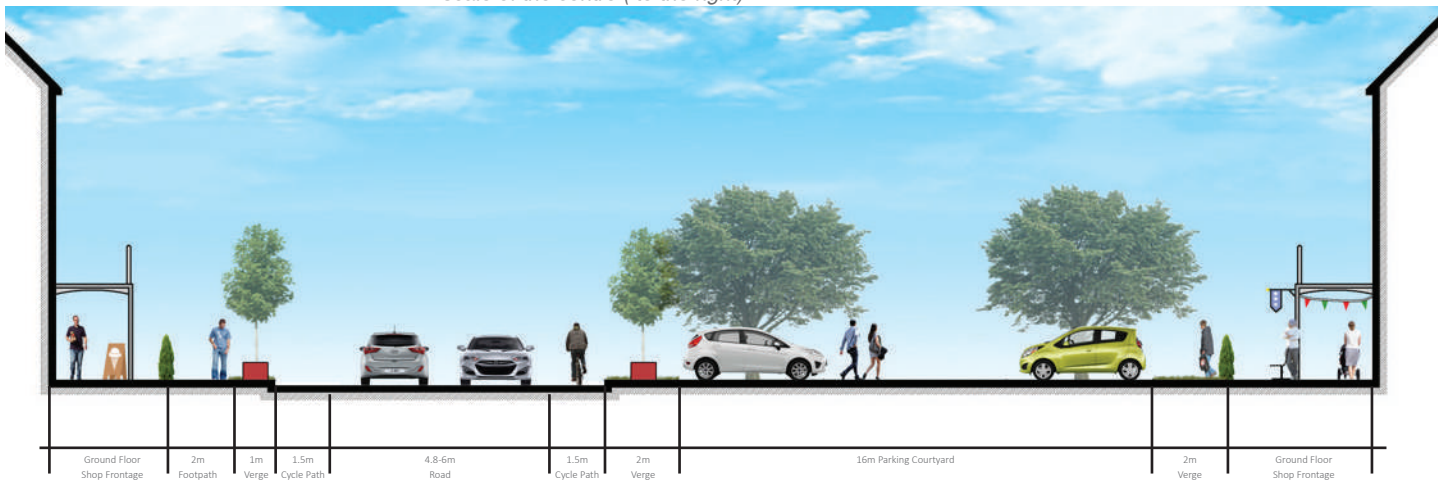
7.2.5 CHARACTER AREA 5 - SANDLEFORD SQUARE



Fig. 73: Character Area 5: Sandleford Square



Indicative perspective sketch of the local centre around the Square and precedent image showing the scale of the centre (to the right)



Illustrative section along the Square of the Local Centre

Key Design Principles

- The Local Centre will be the heart of the new development and located along the Main Access Road.
- This will include retail, commercial and community uses designed around a central hard landscaped area of public realm- The Square which will act as the focal point of community integration.
- Buildings within the local centre will have active uses on the ground floor with opportunities for residential on floors above. Streets and spaces will be defined by a strong formal landscape character through regular pattern of street tree planting and landscaping.
- This will accommodate public transport; bus access and associated infrastructure will be built into the layout.
- Covered cycle parking will be designed and integrated into the public realm.
- Built form will consist of semi-detached, terraces and apartments.
- Scale of buildings will range between 2 to 3 storeys.



Extract of Illustrative layout showing the Local Centre with the Square as the focal point

Key

- 1** Local Centre located along the Main Access Road, designed as traffic calmed shared surface
- 2** Frontage along the Square to consist of retail, commercial or community uses on the ground floor, buildings identified that could site the mixed non-residential uses on ground floor
- 3** Square to be designed with high quality landscape planting, parking integrated into design
- 4** Parking to support the mixed uses designed as series of smaller car parks and positioned behind the buildings
- 5** Green link to provide safe crossing across the Square
- 6** Key building in the Square with non-residential uses on ground floor, first floor and above to include residential

List of Abbreviations

AOD	Above Ordinance Datum	LCA	Landscape Character Area
AONB	Area of Outstanding Natural Beauty	LEAP	Locally Equipped Area of Play
BREEAM	Building Research Establishment Environmental Assessment Method	LEMP	Landscape and Ecology Management Plan
CABE	Commission for Architecture and the Built Environment	LLCA	Local Landscape Character Area
DAS	Design and Access Statement	LWS	Local Wildlife Site
DfT	Department for Transport	m	metre
DPD	Core Development Plan Document	mm	millimetre
DpH	Dwellings per hectare	NCA	National Character Area
ES	Environmental Statement	NEAP	Neighbourhood Equipped Area of Play
FIT	Fields in Trust	NHBC	National House Building Council
FOGs	Flats over Garage	NPPF	National Planning Policy Framework
FTTH	Fibre to the Home	SCE	Statement of Community Engagement
ha	Hectare	SPD	Supplementary Planning Document
HMSO	Her Majesty's Stationery Office	sq.m	square metres
HOGs	Home Office over Garage	SuDS	Sustainable Urban Drainage Systems
		WBC	West Berkshire Council

Design Guidance

This Design and Access Statement has been prepared in accordance with the following national and local guidelines.

NATIONAL GUIDELINES

- Manual for Streets 1 & 2 (DfT)
- Lifetime Homes (Habinteg Housing Association)
- Safer Places The Planning System and Crime Prevention (Office of the Deputy Prime Minister)
- By Design (Apr. 2000) (CABE)
- Car parking; what works where (English Partnerships)
- NHBC Standards, Chapter 4.2, Building near trees Standards and Technical Guidance (NHBC)

LOCAL GUIDELINES

- The key local documents which this DAS is based on is the West Berkshire Core Strategy and the Sandford Park Supplementary Planning Document.
 - Other supplementary planning documents set out by WBC relating to Quality design, car Parking standards and open space have also been adhered to.
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