

Sandleford Park, Newbury, West Berkshire (20/01238/OUTMAJ) Section 78 Appeal by Bloor Homes and Sandleford Farm Partnership

APP/W0340/W/20/3265460

Additional Draft Planning Conditions to those submitted with the Application

A. Phasing Plan

Before or alongside the first application for reserved matters approval a plan shall be submitted to the local planning authority identifying the phasing for the development and shall include the following:

- Residential phase(s)
- Primary School
- Local Centre phase
- Country Park
- Expansion of Park House School
- Timing of delivery of on-site highway works and infrastructure (including but not limited to on-site roads, footways, cycleway and green links)
- Timing of delivery of public open space

No development shall commence until the local planning authority has approved in writing the phasing plan and the development shall thereafter be constructed in accordance with the agreed phasing plan.

Reason: To establish the sequence of development in accordance with and Policies ADPP2, CS3, CS4, CS5, CS6, CS13, CS14, CS16 and CS18 of the West Berkshire Core Strategy 2012 - 2026

B. Housing Mix

Proposals for the number and type of open market housing on any individual phase of the development shall be submitted to the local planning authority for approval either prior to or as part of any reserved matters application relating to Layout. In combination, the residential phases approved in the Phasing Plan (pursuant to Condition X) shall provide the following mix of market housing:

2 bed flats	10%
2 bed houses	20%
3 bed houses	42.5%
4 bed houses	27.5%

The development shall thereafter be implemented in accordance with the approved scheme.

Reason: To establish the housing mix to be provided in accordance with the West Berkshire Strategic Housing Market Assessment.

C. Design Code

Prior to the submission of the first reserved matters application, an Urban Design Code document for all built areas (residential, local centre and primary school) identified in the Phasing Plan approved pursuant to Condition X shall be submitted to the Local Planning Authority.

The Urban Design Code shall illustrate the design requirements for the Key Design Principles specified in Section F of the Sandlesford Park Supplementary Planning Document (March 2015). The following details for each of the character areas identified on page 69 of the Design and Access Statement (February 2020) shall be provided

- (a) the built form of the character area, namely the structure of blocks, key groupings or individual buildings, density, building form and depth, massing, scale, building heights (in accordance with the approved plan), orientation of buildings, roofscape, including ridge lines and pitches, building elements such as eaves, openings (windows and doors) and porches, external materials, boundary treatment;
- (b) the street network, cycle routes, footpaths and public spaces, providing typical street cross-sections.
- (c) landscaping, areas of public realm, green links, woodland buffers, sustainable urban drainage, and open space within the areas of built development (excluding the area of Country Park), including enclosure, shading, natural surveillance, public art, materials, street furniture, signage [lighting].
- (d) the approach to vehicular and cycle parking including the amount of parking, location and layout of parking for all purposes, including but not restricted to parking for people with disability, visitor parking, parking for the Country Park and electric vehicle charging at the local centre.
- (e) Principles for ancillary infrastructure/buildings such as waste and recycling provision.

No reserved matters applications shall be approved prior to the LPA having first approved the Urban Design Code.

Each reserved matter application shall accord with the details of the approved Urban Design Code, and be accompanied by a statement which demonstrates compliance with the Urban Design Code.

Reason: To create a Regulating Plan and outline design details to inform the preparation and approval of Reserved Matters Application to ensure that the detailed design of Sandlesford Park accords with the Key Design Principles in the Sandlesford Park SPD (Section f) and Policy CS14 of the West Berkshire Core Strategy 2006-2026.

D. Carbon Emissions Reduction

Applications for the approval of Reserved Matters for new residential dwellings shall include a detailed Energy Statement. The Energy Statement shall set out how the development, or phase of

development, shall reduce its carbon dioxide emissions by a minimum of 19% against the requirements of Building Regulations Part L 2013. A proportion of this must be achieved through the use of low or zero carbon energy sources.

In the event that changes to Building Regulations Part L come into effect requiring a reduction in carbon dioxide emissions of greater than 19% against the 2013 standard, the Energy Statement for subsequent Reserved Matters applications shall set out how the development or phase of development shall comply with the prevailing Building Regulations, including the use of low or zero-carbon energy sources.

The residential dwellings shall be constructed in accordance with the details set out in the submitted Energy Statement.

Reason: To contribute to the reduction of CO₂ emissions in accordance with National Planning Policy Framework, Policy CS3, CS14 and CS15 of the West Berkshire Core Strategy 2006-2026, the Sandford Park SPD and the West Berkshire Environment Strategy 2020-2030.

E. Woodland Buffer

Each reserved matters application for landscaping in a Phase that adjoins either Crooks Copse, Slockett's Copse, High Wood, Barn Copse, Dirty Ground Copse, Waterlease Copse or Gorse Covert shall include details of the proposed woodland buffer. The details of the proposed woodland buffer shall include the following:

- a) The calculation of the woodland buffer area which shall be at least 15m in width measured from the fixed physical woodland boundary such as a fence, ditch, stream or other physical demarcation;
- b) An assessment of the existing landscape, botanical and ecological value of the relevant woodland(s);
- c) Soft landscaping and planting specifications;
- d) Measures to control surface water run-off and sustainable urban drainage;
- e) Tree protection barriers, ground protection and methods for installation;
- f) Restrictions on lighting and methods of installation;
- g) Signage and interpretation boards where relevant and methods for installation;
- h) No-dig permeable surfacing methods for any proposed footpaths;
- i) Any means of enclosure, specifically fencing which will require special measures for installation of fenceposts;
- j) Proposed management and maintenance regimes; and
- k) Public access, if appropriate, and the means of control to avoid damage to the woodland and woodland buffer

Reason: The future use of land adjacent to the Site's Woodlands requires careful design to protect their value in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD and the Sandford Park SPD.

F. Country Park Design and Management Plan

Prior to the commencement of development, a Detailed Landscape and Green Infrastructure Design and Management Plan for the Country Park (referred to hereafter as the Country Park Design and Management Plan) shall be submitted to the local planning authority. The Plan shall (unless otherwise agreed in writing with the local planning authority) be in substantial accordance with the Strategic Landscape and Green Infrastructure Plan (ref), the Landscape and Green Infrastructure Design and Management Plan (Environmental Statement March 2020, Appendix G7) as it relates to the areas of Country Park and Woodland, the Ecological Mitigation Management Plan ([April 2021]). The Plan shall set out Design Principles to be adhered to in Reserved Matters applications for the Country Park pursuant to Condition X and shall include the following:

- (a) A Design Statement that explains the design rationale for the Country Park based on Section 3.2 of the Landscape and Green Infrastructure Design and Management Plan referred to above
- (b) The location and type of new woodland, hedgerow and tree planting to reflect the Parkland Features specified in Section 7.1 of the Landscape and Green Infrastructure Design and Management Plan referred to above
- (c) The location and type of new habitat creation including receptor sites for protected species to reflect Section 8.0 of the Landscape and Green Infrastructure Design and Management Plan referred to above and the Biodiversity Net Gain Calculation [ref]
- (d) Design principles for the improvement to the surfacing of PROW GRE/9 and its connection to NEW/5 and the A339 and the associated cycleway
- (e) Design principles for formal and informal routes within the Country Park and their connections with the development areas
- (f) Design principles for the sustainable urban drainage features including swales, conveyance channels and detention basins
- (g) The location and design principles for areas of public realm, green links, woodland buffers, shading, natural surveillance, public art, materials, street furniture, signage, interpretation boards and where necessary lighting.
- (h) Management principles for items (b) – (g) above prepared in accordance with the Management Objectives in Section 6.0 of the Landscape and Green Infrastructure Design and Management Plan referred to above and the Ecological Mitigation and Management Plan ([April 2021])

No Reserved Matters Application for the Country Park shall be approved unless and until the Country Park Design and Management Plan has first been approved in writing by the Local Planning Authority.

Reason: To ensure that design and management of the Country Park is appropriately planned for at an early stage and provided in a timely manner to serve the community in accordance with the National Planning Policy Framework, Policies CS3, CS5, CS17 and CS18 of the West Berkshire Core Strategy 2006-2026 and the Sandleford Park SPD.

G. Main Access Road (A339 Access Connection)

No more than 300 homes hereby approved shall be occupied prior to the Main Access Road having been built to the boundary of the Site (denoted by Point B on Plan 14.273/928). For the avoidance of doubt, the alignment of the Main Access Road shall be determined pursuant to Condition X (Reserved Matters Approval – Layout)

Reason: To ensure comprehensive development and the provision and an addition point of access which the Sandford Park SPD seeks.

H. Main Access Road (New Warren Farm Connection)

The Main Access Road shall be built to the boundary of the Site (denoted by Point C on Plan 14.273/928) within 72 months (six years) of the commencement of development. For the avoidance of doubt, the alignment of the Main Access Road shall be determined pursuant to Condition X (Reserved Matters Approval – Layout)

Reason: To ensure comprehensive development and to enable vehicular, pedestrian and cycle access between the Site and the adjoining development land in accordance with Policy CS3.

J. Park House School Playing Field

Prior to the commencement of development a scheme for the Park House School expansion land shown on Plan [], shall be submitted to the LPA. The scheme shall provide the specification for the playing pitch to be provided, existing and proposed levels, tree protection measures, associated pedestrian routes and spectator space, means of enclosure, tree protection measures, ancillary lighting, drainage, other hard and soft landscaping measures and a programme for implementation. The Appellants will implement the work to prepare the land and create a level surface in accordance with the approved playing field scheme.

Reason: To ensure that the Park House School expansion land is design and laid out to the satisfaction of the LPA in accordance with Policies CS3, CS5, CS14, CS15, CS17 and CS18 of the West Berkshire Core Strategy 2006-2026

K. Restriction of Public Access to River Enborne

Notwithstanding the detail shown on the [Strategic Landscape and Green Infrastructure Plan] [04627.0005.16.632.13] no means of public access shall be provided to the River Enborne.

Reason: To protect the ecological value of the River Enborne in accordance with Policies CS17 and CS18 of the West Berkshire Core Strategy 2006-2026.

Owen Jones
21st April 2021