



EVIDENCE IN CHIEF PRESENTATION

APPEAL ON BEHALF OF BLOOR HOMES AND SANDLEFORD FARM PARTNERSHIP

SANDLEFORD PARK, NEWBURY

LPA REF: P0787/19/FU20/01238/OUTMAJ

PINS REF: APP/W0340/W/20/3265460

APPEAL TEAM REFERENCE APP/23

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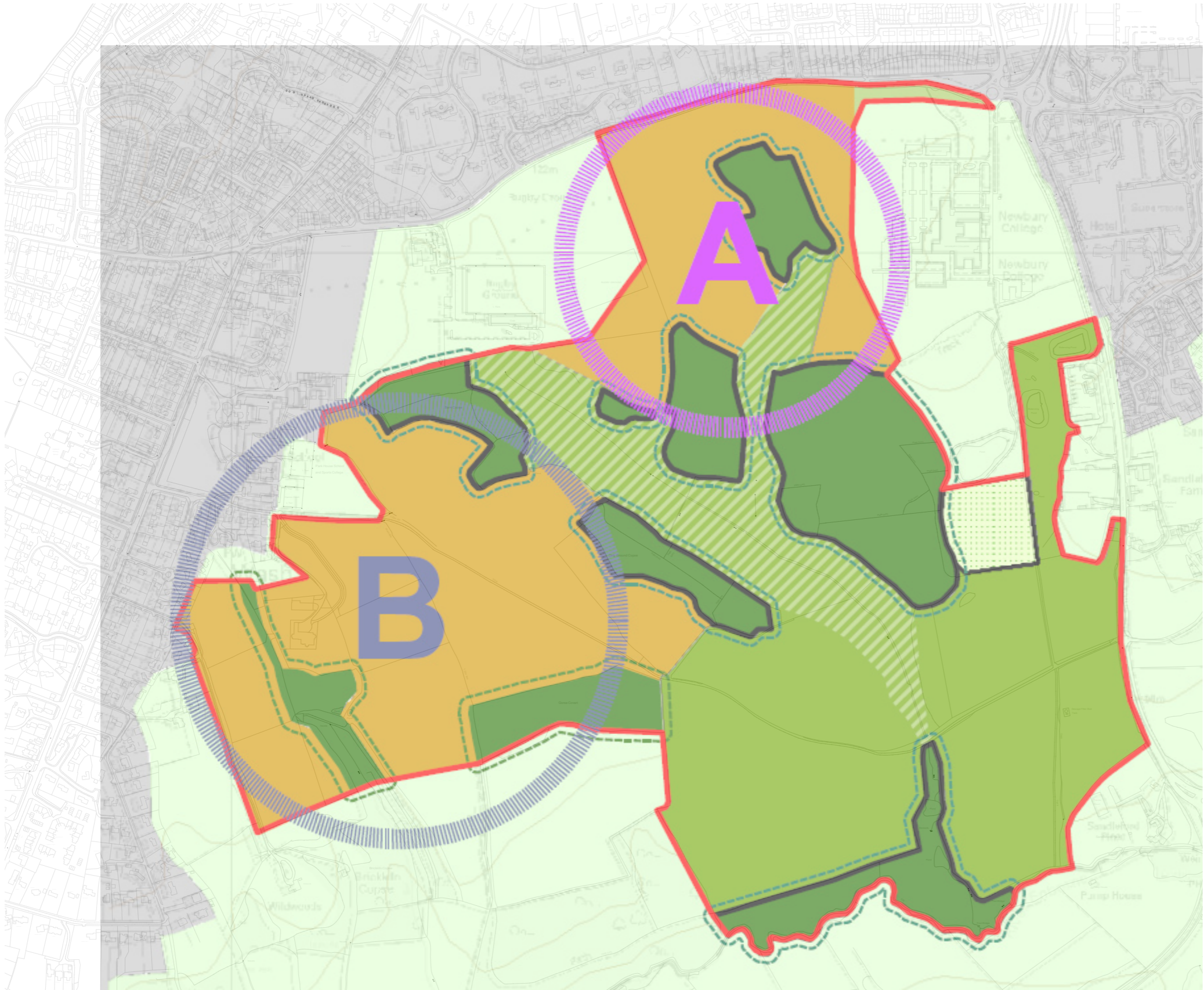
MAY 2021

DE469_APP_001

APPENDIX A

FIGURES 3-7

Figure 9 Neighbourhood Areas



- Key**
- Woodland
 - Ancient Woodland
 - Woodland Buffer Zone
 - Valley Corridor
 - Country Parkland
 - Potential area for development
 - Site Infrastructure
 - Site Boundary
 - Neighbourhood Area A
 - Neighbourhood Area B

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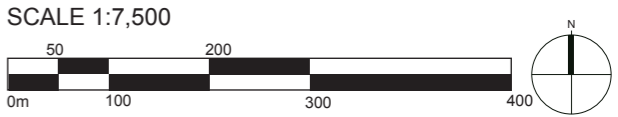
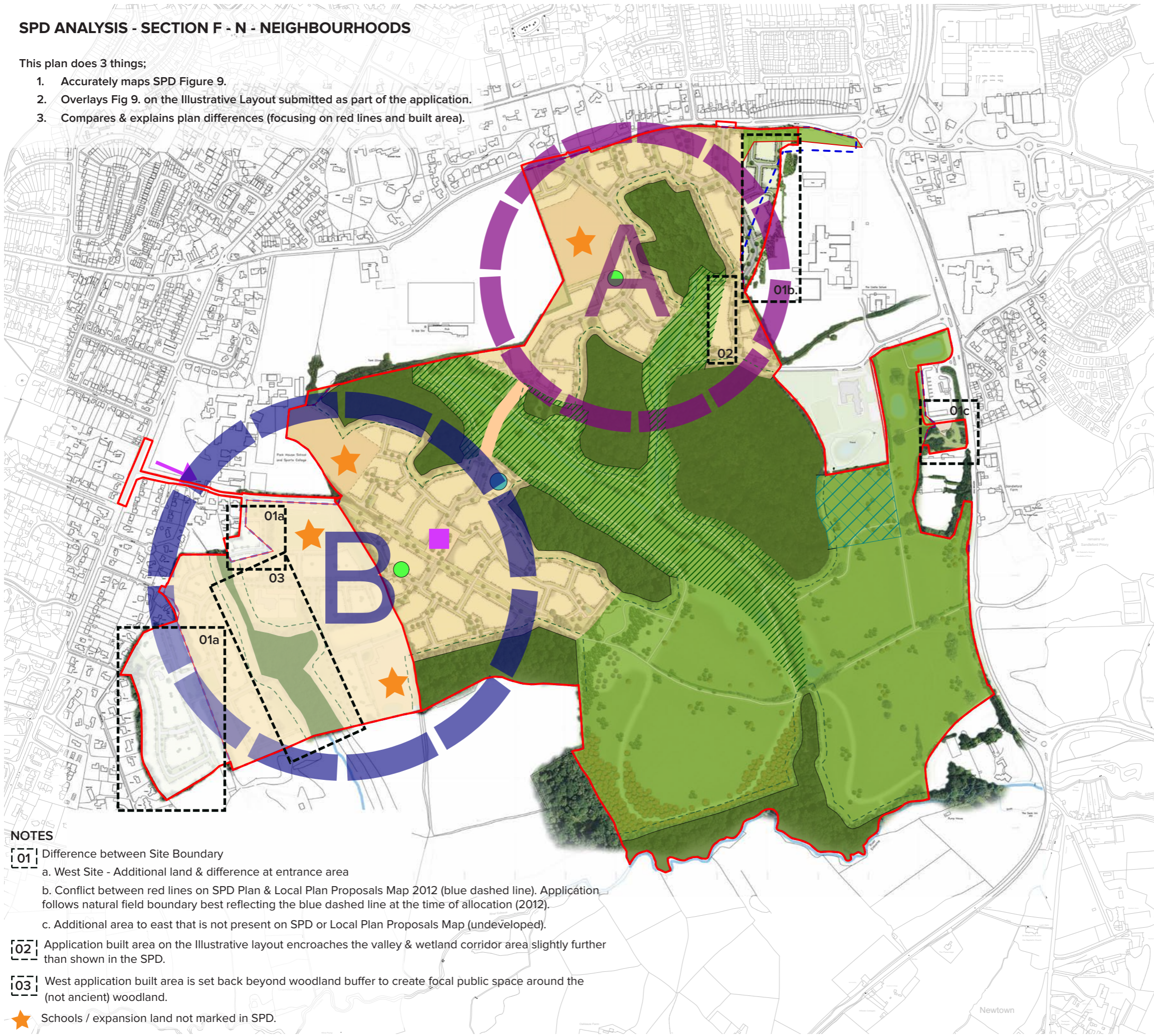


Figure
Sandleford Park SPD - Extract page 52 - Title
1:7,500@A3 - Scale

SPD ANALYSIS - SECTION F - N - NEIGHBOURHOODS

This plan does 3 things;

1. Accurately maps SPD Figure 9.
2. Overlays Fig 9. on the Illustrative Layout submitted as part of the application.
3. Compares & explains plan differences (focusing on red lines and built area).



LEGEND

- Site Boundary
- West Berkshire Council Development Plan Proposals Map / July 2012
- Woodland
- Ancient Woodland
- Woodland Buffer Zone
- Valley & Wetland Corridor
- Country Parkland
- Potential Areas for Development
- Site Infrastructure
- Neighbourhood Area A
- Neighbourhood Area B

	Area (Ha)	DPH	Units
Site	129.47		
2FE School	2.0		
1FE School	1.4		
Extension School	3.12		
NDA*	35.18	~56	2,000

Neighbourhood A

	Area (Ha)	DPH	Units
NDA	11.7		
70%	8.19	40	327
30%	3.51	50	175

Neighbourhood B

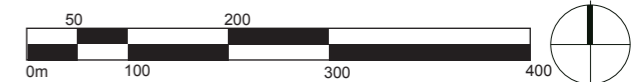
	Area (Ha)	DPH	Units
NDA	23.48		
40%	9.39	40	375
60%	14.08	30	422

Total ~1,299

NOTES

- 01 Difference between Site Boundary
 - a. West Site - Additional land & difference at entrance area
 - b. Conflict between red lines on SPD Plan & Local Plan Proposals Map 2012 (blue dashed line). Application follows natural field boundary best reflecting the blue dashed line at the time of allocation (2012).
 - c. Additional area to east that is not present on SPD or Local Plan Proposals Map (undeveloped).
- 02 Application built area on the Illustrative layout encroaches the valley & wetland corridor area slightly further than shown in the SPD.
- 03 West application built area is set back beyond woodland buffer to create focal public space around the (not ancient) woodland.
- ★ Schools / expansion land not marked in SPD.

SCALE 1:7,500



3 - Figure
SPD Analysis - Neighbourhoods - Title
1:7,500@A3 - Scale

Section F: Development Principles

F. Community Facilities and Services

F1. Sandleford Park will provide a range of facilities which are accessible to both existing and future residents in the area.

It is currently proposed that the local centre could be provided within the western part of the site providing a range of services and facilities to serve the needs of the existing and new communities. There is scope for some of the new services and facilities to be provided outside of this local centre, but the location of any new services and facilities should be highly accessible by a range of transport modes in particular public transport, walking and cycling.

The principal community facilities to be provided are:

- Primary educational facilities for the new population.
- An extension to Park House School sufficient for the new population.
- Early Years and Children’s Centre provision for the new population.
- A space for indoor community use that may include a place of worship.
- Library provision.
- Small scale retail facilities to provide at least one local shop/convenience store.
- Health care facilities to serve the site, likely to be through the extension of Falkland Surgery.

Opportunities for shared facilities will be explored where there is potential for example with Newbury College, Park House School and Newbury Rugby Club. Community accommodation will be designed to ensure that it is suitable for multiple-uses.

Section F: Development Principles

F2. The design and layout of community facilities will respond to the character of the neighbourhood and its location.

Community facilities should be located, where possible, to create a community hub.

The local centre should be characterised by high quality built form and public realm forming a focal point which provides a strong identity to the development.

Residential uses should be incorporated to ensure 24 hour activity and surveillance of the public areas.

Parking and servicing should be carefully considered to ensure that they are not obtrusive and allow for active frontages to the street. Parking should be incorporated within the design of the street and large surface car parks should be avoided.

The provision of access to schools should be carefully considered prioritising walking and cycling, but allowing for limited pick and drop off without detriment to the safety of pedestrians and cyclists, movement of traffic and amenity of residential properties in the area.

Commercial and community buildings should be designed to allow for adaptation to a range of uses including retail, food and drink, professional services, employment and community uses.

Picture 25 Example of a modern primary school



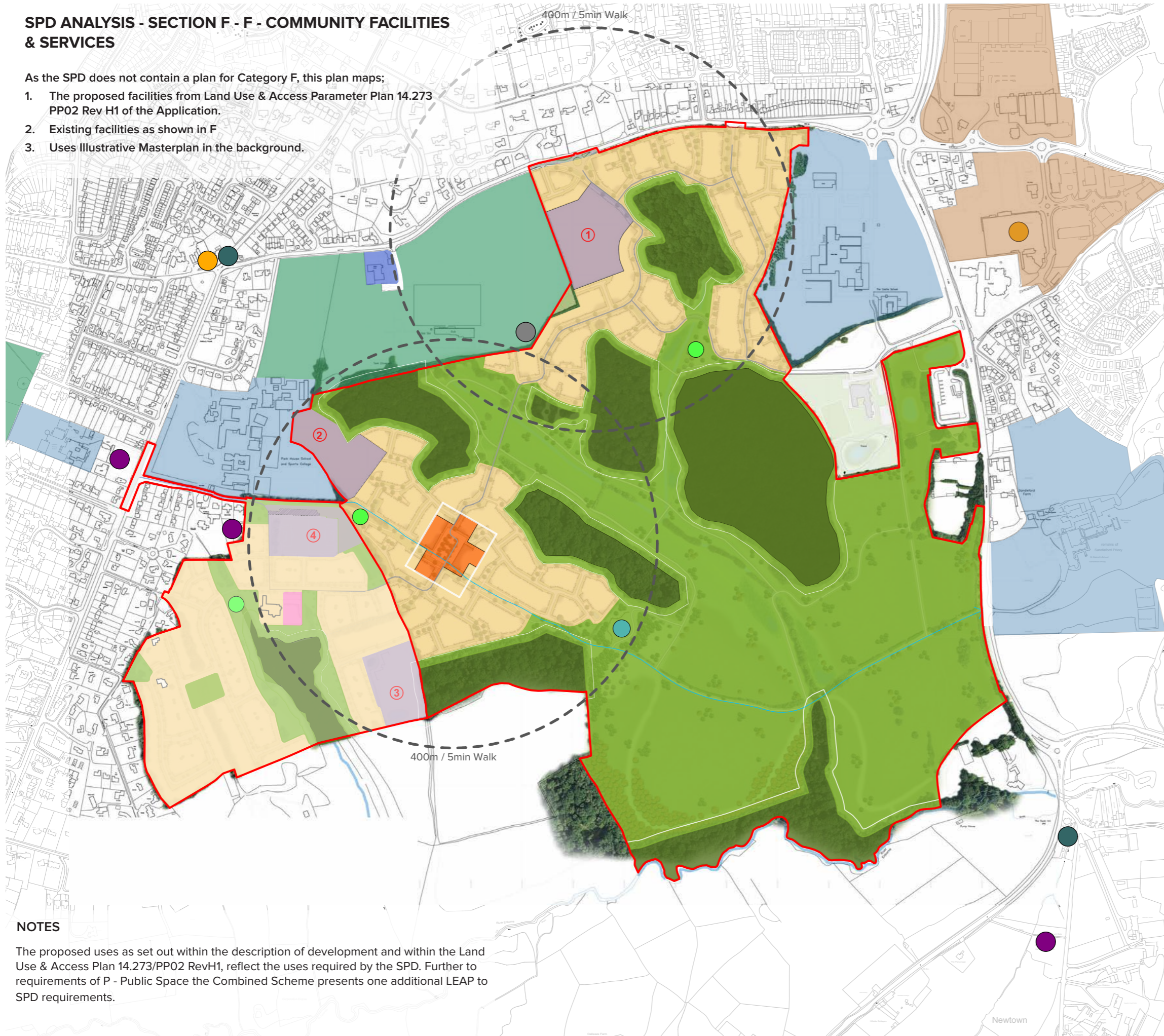
Picture 26 Example of a small scale retail facility



SPD ANALYSIS - SECTION F - F - COMMUNITY FACILITIES & SERVICES

As the SPD does not contain a plan for Category F, this plan maps:

1. The proposed facilities from Land Use & Access Parameter Plan 14.273 PP02 Rev H1 of the Application.
2. Existing facilities as shown in F
3. Uses Illustrative Masterplan in the background.



LEGEND

Combined Sandleford and Sandleford Park West application boundary

PROPOSED

- Proposed development footprint residential
- Local Centre- comprising of flexible mixed uses (Use Classes A1 - A5, B1a, D1 and C3)
- Maximum extent of the location of mixed uses within the Local Centre
- Education land
 1. Proposed 2 Form entry primary school
 2. Area of land safeguarded for expansion of Park House School
 3. Proposed 1 Form entry primary school
 4. Area of land for the potential future expansion of Park House School
- Swings & Smiles - recreational facility
- Existing buildings for conversion / extension to residential
- Proposed NEAP
- Proposed LEAP

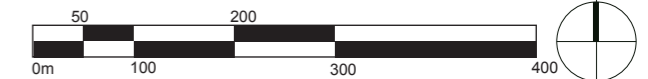
EXISTING

- School / Nursery
- Retail
- Recreational
- Health Facilities
- Supermarket / Convenience
- Public House
- Place of Worship
- David LLoyd Sport Centre

NOTES

The proposed uses as set out within the description of development and within the Land Use & Access Plan 14.273/PP02 RevH1, reflect the uses required by the SPD. Further to requirements of P - Public Space the Combined Scheme presents one additional LEAP to SPD requirements.

SCALE 1:7,500



4 - Figure
 SPD Analysis - Applicants Proposed
 Community Facilities - Title
 1:7,500@A3 - Scale

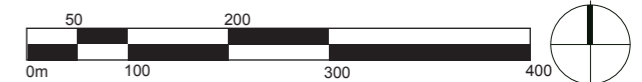
Figure 13 Masterplan Framework



- Key**
- Woodland
 - Ancient Woodland
 - Woodland Buffer Zone
 - Valley & Wetland Corridor
 - Country Parkland
 - Public Right of Way
 - Indicative circulation
 - Site Boundary
 - Site Infrastructure
 - Potential vehicular accesses
 - Potential Bus link
 - Potential Foot/Cycle link
 - Indicative Main Access Route
 - Residential Streets
 - Valley Crossing
 - Potential areas for development
 - Indicative NEAP
 - Indicative LEAP
 - Indicative Local Centre

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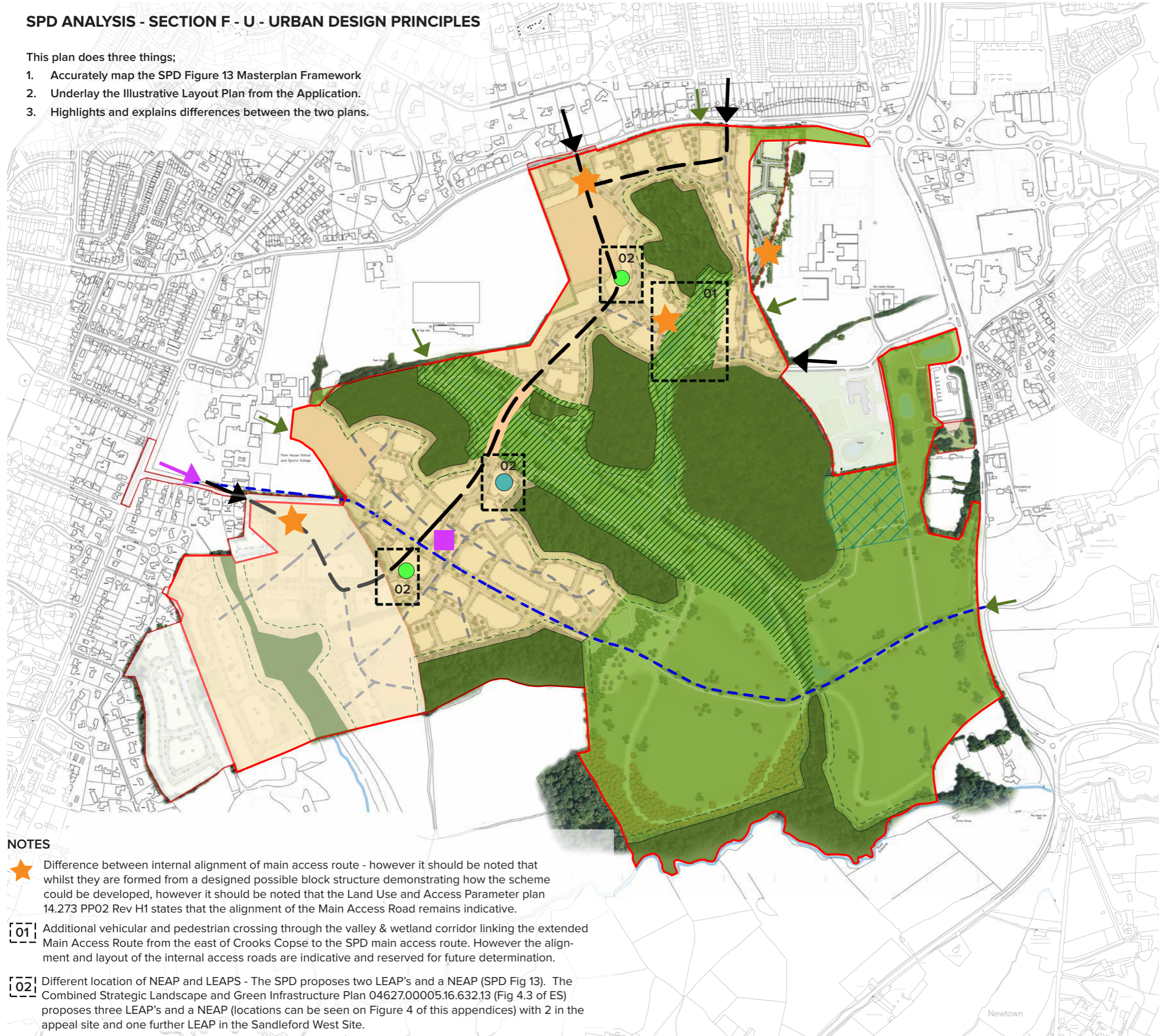


- Figure
Sandleford Park SPD - Extract page 57 - Title
1:7,500@A3 - Scale

SPD ANALYSIS - SECTION F - U - URBAN DESIGN PRINCIPLES

This plan does three things;

1. Accurately map the SPD Figure 13 Masterplan Framework
2. Underlay the Illustrative Layout Plan from the Application.
3. Highlights and explains differences between the two plans.



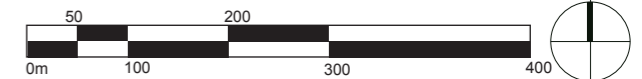
LEGEND

- Site Boundary
- Landscape**
- Woodland
- Ancient Woodland
- Country Parkland
- Woodland Buffer Zone
- Valley & Wetland Corridor
- Indicative NEAP
- Indicative LEAP
- Land Use**
- Potential Areas for Development
- Indicative Local Centre
- Site Infrastructure
- Movement**
- Potential Vehicular Access
- Potential Bus Link
- Potential Foot/Cycle Link
- Indicative Main Access Route
- Residential Streets
- Public Right of Way
- Indicative Circulation
- Valley Crossing

NOTES

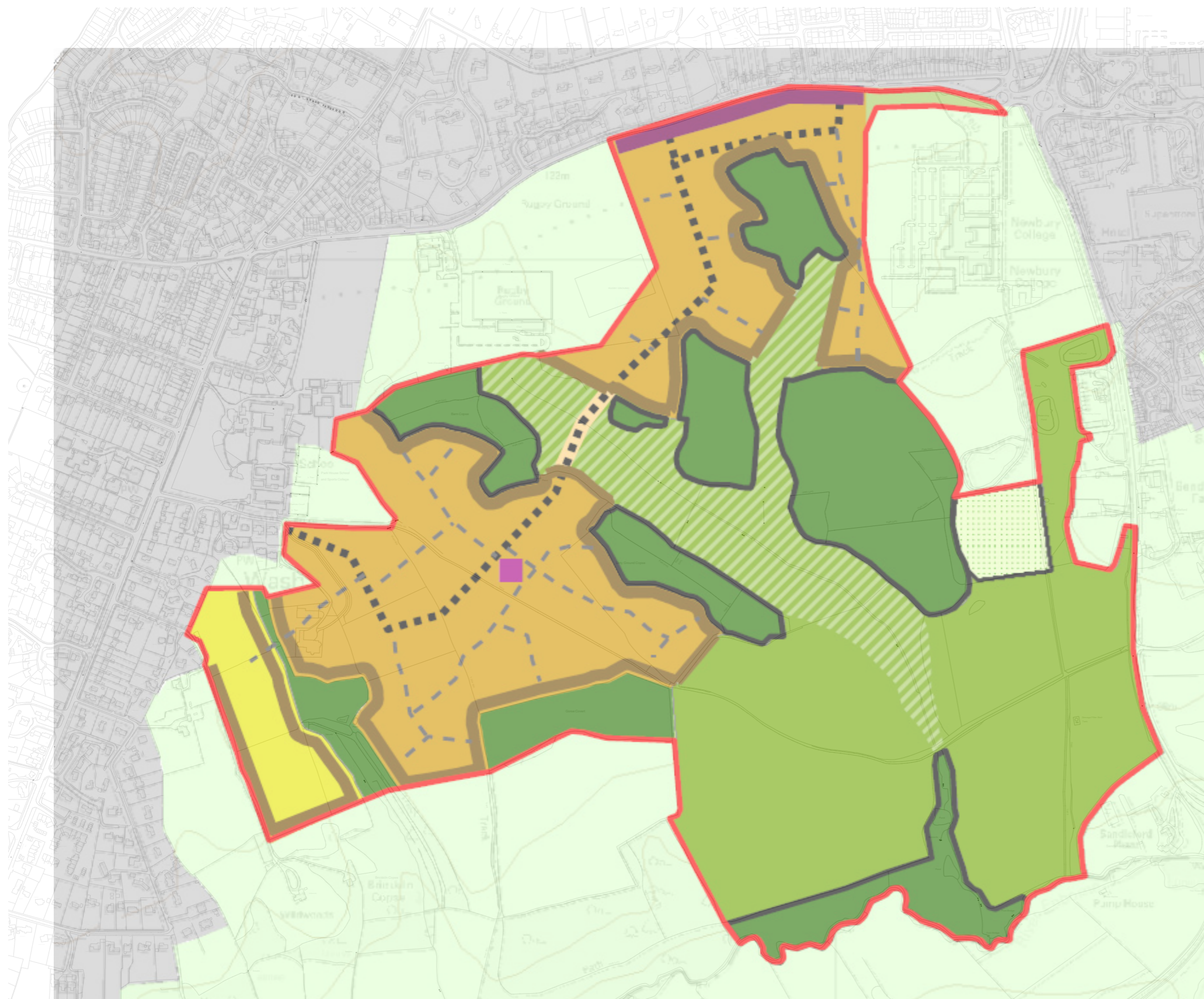
- ★ Difference between internal alignment of main access route - however it should be noted that whilst they are formed from a designed possible block structure demonstrating how the scheme could be developed, however it should be noted that the Land Use and Access Parameter plan 14.273 PP02 Rev H1 states that the alignment of the Main Access Road remains indicative.
- 01 Additional vehicular and pedestrian crossing through the valley & wetland corridor linking the extended Main Access Route from the east of Crooks Copse to the SPD main access route. However the alignment and layout of the internal access roads are indicative and reserved for future determination.
- 02 Different location of NEAP and LEAPS - The SPD proposes two LEAP's and a NEAP (SPD Fig 13). The Combined Strategic Landscape and Green Infrastructure Plan 04627.00005.16.632.13 (Fig 4.3 of ES) proposes three LEAP's and a NEAP (locations can be seen on Figure 4 of this appendices) with 2 in the appeal site and one further LEAP in the Sandford West Site.

SCALE 1:7,500



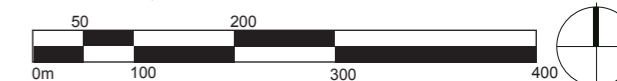
5 - Figure
 SPD Analysis - Urban Design Principles - Title
 1:7,500@A3 - Scale

Figure 14 Character Areas



- Key**
- Main Access Road (CA1)
 - Residential Streets (CA2)
 - Park Edge (CA3)
 - Monks Lane (CA4)
 - Wash Common (CA5)
 - Local Centre (CA6)
 - Valley Crossing (CA7)
 - Woodland & Ancient Woodland (CA8)
 - Valley & Wetland Corridor (CA9)
 - Country Parkland (CA10)
 - Site Boundary
 - Site Infrastructure

SCALE 1:7,500



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- Figure
Sandleford Park SPD - Extract page 61 - Title
1:7,500@A3 - Scale

SPD ANALYSIS - SECTION F - C & CA - CHARACTER AREAS

This plan

1. Accurately maps the SPD plan Figure 14 Character Areas
2. Underlays the Comprehensive Illustrative Layout Plan
3. Analyses differences between the two plans.



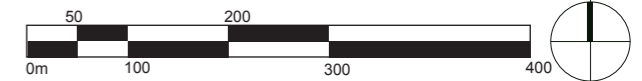
LEGEND

- Site Boundary
- Main Access Road
- Residential Streets
- Park Edge
- Monks Lane
- Wash Common
- Local Centre
- Valley Crossing
- Woodland
- Ancient Woodland
- Country Parkland
- Valley & Wetland Corridor
- Site Infrastructure

NOTES

Extent and alignment of main access road and residential streets differs internally to react to illustrative block structure. Specifically there is additional area of Main Access Road to the east of Crooks Copse which does not feature in the SPD Figure 14. However it should be noted that the Land Use and Access Parameter plan 14.273 PP02 Rev H1 states that the alignment of the Main Access Road remains indicative.

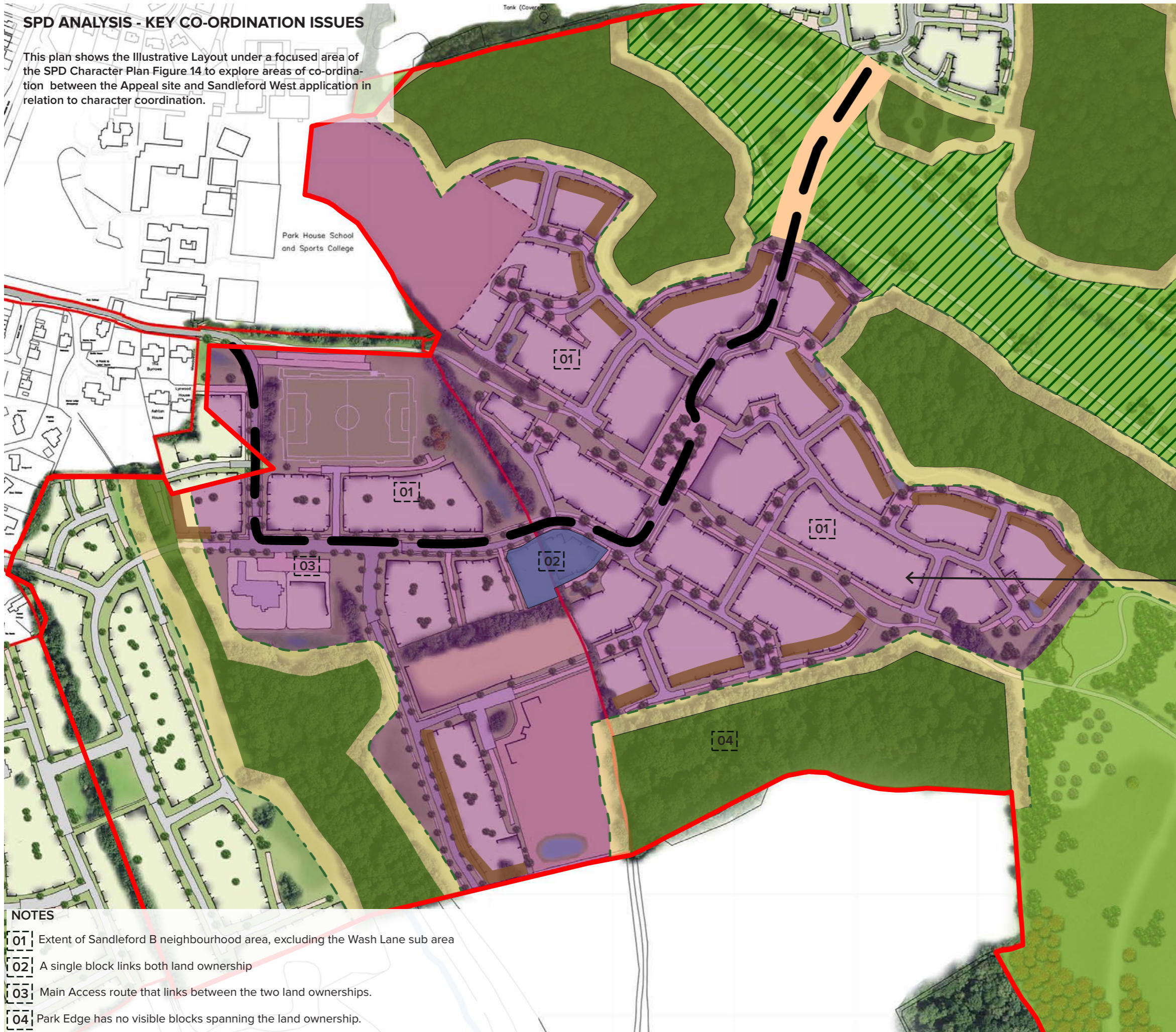
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6 - Figure
 Analysis - Character and Appearance - Title
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SPD ANALYSIS - KEY CO-ORDINATION ISSUES

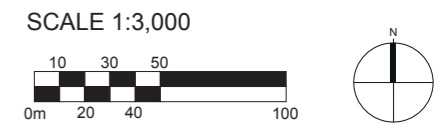
This plan shows the Illustrative Layout under a focused area of the SPD Character Plan Figure 14 to explore areas of co-ordination between the Appeal site and Sandleford West application in relation to character coordination.



- LEGEND**
- Site Boundary
 - Woodland
 - Ancient Woodland
 - Country Parkland
 - Woodland Buffer Zone
 - Valley & Wetland Corridor
 - Areas for Development Neighbourhood B (Excluding Wash Lane - Sub Area)
 - Proposed Block that links both ownership
 - Indicative Main Access Route
 - Park Edge
 - Valley Crossing

The extent of 'Sandleford B' neighbourhood (N1) excluding the separate Wash Lane sub area (CA5) is shown in purple wash.

- NOTES**
- 01 Extent of Sandleford B neighbourhood area, excluding the Wash Lane sub area
 - 02 A single block links both land ownership
 - 03 Main Access route that links between the two land ownerships.
 - 04 Park Edge has no visible blocks spanning the land ownership.



7 - Figure
 Key Co-ordination Issues Title
 1:7,500@A3 - Scale