

## West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

## Sandleford Strategic Site Allocation

## Policy SP13

**Sandleford Strategic Site Allocation**

Land as shown on the Policies Map, is allocated for a residential development comprising approximately 1,500 dwellings.

A Mineral Resource Assessment (MRA) will be required to be provided for each development phase of the site.

Detailed flood risk assessments accompanied by hydraulic modelling will be required for each development phase of the site.

The site will be delivered to achieve a sustainable, comprehensive development and ensure the timely and co-ordinated provision of infrastructure.

The Council will be supportive of proposals which have regard, and positively respond, to the Sandleford Park SPD (2015)<sup>(79)</sup> which provides a framework for the future development of the site.

Development of the site will be expected to deliver:

- At least 40% affordable housing, in accordance with policy SP16;
- An appropriate mix of housing types, tenures and sizes having regard to policy SP15 and the Sandleford Park SPD, and therefore an emphasis on family homes;
- Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;
- On-site energy generation from renewable, low carbon and/or zero carbon energy sources to assist in the delivery of a carbon neutral development, in accordance with policies SP5 and DM4 and having regard to the Sandleford Park SPD;
- Four primary all vehicle accesses:
  - Two off Monks Lane;
  - One through to Andover Road via Warren Road; and
  - One onto the A339, via Highwood Copse Way.
- Sustainable transport through routes connecting the A339, Monks Lane and Andover Road for pedestrians, cyclists and public transport;
- Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan;
- Provision of a new primary school on site and the extension of Park House School;
- Provision of a local centre to include retail facilities, community facilities and employment space;
- A network of green infrastructure to be provided which will:
  - Conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
  - Mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
  - Provide a country park or equivalent area of public open space in the southern part of the site which will be retained outside of the settlement boundary for Newbury; and
  - Respect the landscape significance of the site on the A339 approach road into Newbury.

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Sandleford Park

