

West Berkshire Local Plan Review 2022-2039 (LPR) Examination

West Berkshire Council

Written Statement for Matter 5: Sandford Park strategic site (policy SP16)

This is an addendum to the Council's Written Statement. The original is still relevant, unless indicated (paragraph 1.7).

M5.2 Transport

Q5.2. What specific transport infrastructure projects and other measures are expected to be necessary to ensure the following in relation to the development proposed on the Sandford Park allocation:

(a) Appropriate opportunities to promote sustainable transport modes can be taken up.

(b) Safe and suitable access to the site can be achieved for all users.

(c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree at an appropriate time¹.

1.1 The S106 has been worded, and parties agree, that Sandford Park West (Donnington New Homes) makes a contribution of 31.65% of the total off-site highway works. Such contributions would be secured and payable pursuant to the grant of the Sandford Park West planning permission. This has been added to the draft Heads of Terms for the proposed Section 106 Agreement for the planning application reference 23/01585/OUTMAJ for the scheme for up to 360 dwellings. There is a resolution to grant planning permission.

M5.3 Comprehensive development and infrastructure provision

Q5.4. Does policy SP16 set out an effective approach to achieving the comprehensive development of the Sandford Park site along with the timely and coordinated provision of infrastructure and services? In particular:

(a) The expectation that proposals have regard, and respond positively, to the supplementary planning document adopted in 2015?

(b) Will effective mechanisms be in place to ensure that all necessary physical, social and green infrastructure is provided in a timely and coordinated manner in relation to the 1,500 new homes?

1.2 Since the Written Statement was produced the planning application for 360 dwellings at Sandford Park West (reference 23/01585/OUTMAJ) has a resolution to approve planning permission subject to the completion of a Section 106 Agreement. This followed deliberation of the scheme at Western Area

¹ NPPF 110

Planning Committee on 24th May 2024. The committee report can be provided to the Inspector as an examination document.

1.3 The draft conditions include the requirement for the submission of a design code for each phase of development; market housing size mix, scheme for zero carbon and renewables, main road access to the main access road through the whole Sandleford Park site, landscaping, play areas, woodland buffers, statement of mineral exploration, water infrastructure plan with phasing, biodiversity enhancements.

1.4 The proposed Heads of Terms for the Section 106 Agreement cover affordable housing, public open space, secondary education, off site highway contributions for improvements to the A339 corridor (linked to Sandleford Park East), public transport/bus service (linked to Sandleford Park East), Warren Road works, Andover works, Travel Plan, Health Care (linked to Sandleford Park East), Greenham and Crookham Commons SSSI, off-site sports facilities, and contribution strip to Sanfoin.

5.4 Viability and delivery

Q5.5. Is there a reasonable prospect that 1,500 dwellings could be viably developed on the site, meeting all of the requirements of policy SP16, other relevant policies, and the supplementary planning document, during the plan period?

1.5 Since the Written Statement was originally written there have been updates to the status of the Sandleford Park West planning application, as well as on Sandleford Park East.

1.6 Sandleford Park West has a resolution to permit up to 360 dwellings (reference 23/01585/OUTMAJ) subject to the completion of a Section 106 Agreement.

1.7 A request has been made to the Council to modify the legal agreement (Unilateral Undertaking) for Sandleford Park East to remove the 80 extra care units which were part of the affordable housing offering (reference 24/00818/MDOPO2). A decision is pending consideration.

5.5 Settlement boundary

Q5.6. Is the Newbury settlement boundary defined on the policies map justified in relation to the allocation, and will it be effective in the implementation of policy SP16?

1.8 It is no longer proposed to include a main modification to amend the settlement boundary to include land south of Crook's Copse. This area will remain outside of the settlement boundary, though still within the existing allocation boundary.

1.9 It is proposed to amend the site allocation boundary to reflect the extent of the Sandleford Park East planning permission. The map in Regulation 18

consultation was not carried forward to the submission version of the Plan. The supporting text at paragraph 6.50 refers to the inclusion of this land, which is known as Sanfoin.

Appendix A Proposed main modification to the Sandleford Park strategic site boundary

