



22nd May 2020

Our Ref: OJ/16.159

Jake Brown Esq
West Berkshire Council
Market Street
Newbury
RG14 5LD

Dear Mr Brown

**Town and Country Planning Act 1990 (as amended)
Outline Planning Application at Sandford Park, Newbury**

I herewith enclose on behalf of our clients, Bloor Homes and Sandford Farm Partnership, an outline planning application for the development of land at the Sandford Park Strategic Site; a site allocated for development in the adopted West Berkshire Core Strategy (2006-2026).

The application is similar to that submitted in March 2018 with reference 18/00764/OUTMAJ and takes into account the amendments proposed to that scheme during the determination period.

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

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 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); 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 not reserved for subsequent approval relate to two points of access from Monks Lane.

The planning application comprises the Plans and Documents listed in the accompanying Annex.

Application Site

The application site comprises the entirety of the land controlled and owned by Bloor Homes and Sandford Farm Partnership and measures approximately 114ha in size. It does not extend across

the whole of the allocated site in the Core Strategy and does not include land at New Warren Farm which is in separate ownership. Donnington New Homes has also prepared an outline planning application for development of this additional area of the allocated site (reference: 18/00828/OUTMAJ).

Proposed Development

Planning permission is sought for the following:

- residential development comprising up to 1000 dwellings;
- 80 unit Extra Care facility;
- up to 40% affordable housing;
- a local centre (retail, local business employment and community uses);
- a new two form primary school and land safeguarded for expansion of Parkhouse School;
- areas of open space including the Country Park, areas of green infrastructure incorporating existing retained vegetation (woodlands, tree belts, hedgerows) proposed woodland planting, habitat creation, new footpaths, cycle routes and amenity space, and associated parking;
- sustainable urban drainage infrastructure within both the proposed development areas and the Country Park.

These uses accord with the provisions of policy CS3 in the West Berkshire Core Strategy.

Parameters Plans

The Parameter Plans listed below are the controlling plans that will be formally approved with the grant planning permission.

Table 1: Parameter Plans

Application Site	14.273/PP01 Rev B
Land Use and Access Parameter Plan	14.273/PP02 Rev H1
Green Infrastructure Parameter Plan	14.273/PP03 Rev G1
Building Heights Parameter Plan	14.273/PP04 Rev G1

In addition, the following plans are similarly controlling plans and provide more detailed proposals for the areas of green infrastructure including the Country Park.

Table 2: Other Controlling Plans

Strategic Landscaping and Green Infrastructure Plan	04627.00005.16.632.13
Country Park Phasing Plan	04627.00005.16.306.15
Main Access Road	14.273/928
Monks Lane Access (east)	172985_A_07.1
Monks Lane access (west)	172985_A_08

These plans form the basis of the Environmental Impact Assessment (EIA) reported in the Environmental Statement (ES) that is part of the suite of planning application documents.



Illustrative Masterplan

An Illustrative Masterplan (scale: 1:2000) is also submitted with the application. This is founded upon the plans referred to above but is illustrative in nature. This also illustrates the extent to which the proposed development aligns with the development proposals which Donnington New Homes have submitted (March 2018, amended December 2019)

Referencing Schedule

To explain how the submitted scheme and the documents that comprise this planning application address matters raised in the context of application 18/00764/OUTMAJ we have prepared a Referencing Schedule which corresponds to matters set out in the Council's Note of the 15th August 2019. This highlights where relevant information can be found in relation to those matters and has been prepared to assist the Council and consultees.

Memorandum of Understanding between Bloor Homes, Sandleford Farm Partnership and Donnington New Homes

You will recall that when we last spoke about any changes to the March 2018 MoU we indicated that we would review the contents to see if an update was required.

Whilst we did not feel that this is necessary, we did however speak to DNH about some minor administrative alterations for convenience and those were included in the version attached was agreed for submission on the 13th May 2020.

Shortly thereafter DNH have asked for additional changes which we will consider with them.

I can confirm that the Applicants remain committed to the contents of the extant MoU regarding Sandleford Park and given that this application gives rise to the same infrastructure issues I hope that this commitment is helpful in going forward.

Planning Application Fee

The Planning Application Fee for the proposed development has been calculated to be £150,000 and a cheque for this amount has been sent to the Council under separate cover.

Future Arrangements

We would intend that discussions between the Applicants and the LPA progress in a positive and proactive manner as encouraged by the NPPF given the status and significance of this site in the Development Plan.

As you will be aware, the Government announced temporary changes to the Regulations concerning publicity and consultation for planning applications that came in to force on the 14th May 2020. We would be happy to discuss potential arrangements in respect of this.

Whilst there are practical difficulties in arranging meetings at the present time, in other instances communication and dialogue regarding submitted planning applications has successfully continued



using video conference and alike and I will contact you shortly to arrange to discuss the submitted planning application.

Your sincerely,

Owen Jones

Owen Jones
Director



Annexure 1: Planning Application Documents

Planning Application Form	
Landownership Certificates and Notification Letters	
CIL Form	
Covering Letter	
Planning Statement	LRM Planning May 2020
Affordable Housing Statement	LRM Planning May 2020
Transport Assessment (inc Travel Plan)	Vectos March 2020
Environmental Statement Non-Technical Summary	White Peak Planning March 2020
Environmental Statement Vol 1 Main Text	White Peak Planning March 2020
Environmental Statement Vol 2 A3 Figures	White Peak Planning March 2020
Environmental Statement Vol 3 Appendices	White Peak Planning March 2020
Design and Access Statement	Boyer Design February 2020
Statement of Community Involvement	MPC March 2018
Draft Planning Conditions	LRM Planning May 2020
Energy and Sustainability Statement	December 2019
Draft Section 106 Agreement	Gowlings May 2020
Response to Reasons for Refusal 16/03309/OUTMAJ	LRM Planning May 2020
Memorandum of Understanding	May 2020

Plans and Drawings

Site Location Plan (redline)	14.273 PP01 Rev B
Land Use and Access Parameter Plan	14.273 PP02 Rev H1
Green Infrastructure Parameter Plan	14.273 PP03 Rev G1
Building Heights Parameter Plan	14.273 PP04 Rev G1
Strategic Landscape and Green Infrastructure Plan	04627.00005.16.632.13
Country Park Phasing Plan	04627.000065.16.306.15
Parcel Plan	14.273 PP05 Rev B
Main Access Road Plan	14.273 298
Monks Road Access (east)	172985_A_07.1
Monks Road Access (west)	172985_A_08

Illustrative Plans

Combined Land Use and Access Parameter Plan	14.273 PP02 Rev I
Combined Green Infrastructure Parameter Plan	14.273 PP03 Rev H
Combined Building Heights Parameter Plan	14.273 PP04 Rev H
Combined Strategic Landscape and Green Infrastructure Plan	04627.00005.16.632.14
Illustrative Masterplan	14.273 171

