



WHITE PEAK Planning

Environmental Statement: Non-Technical Summary

Sandleford Park, Newbury

Bloor Homes and Sandleford Farm Partnership

March 2020

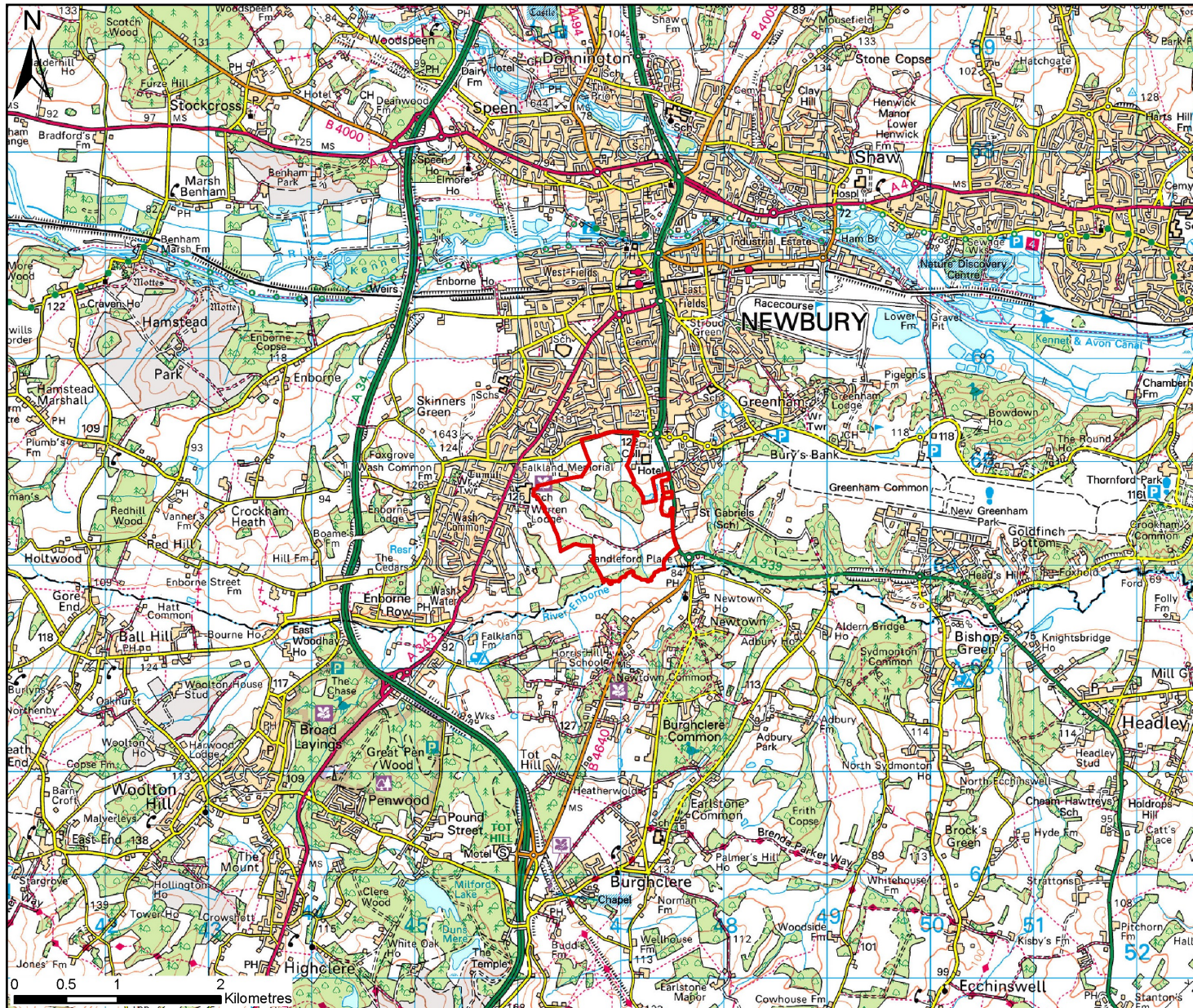
Ref: 2017.013

White Peak Planning Ltd
Didsbury Business Centre
137 Barlow Moor Road
Manchester
M20 2PW

T: 0845 034 7323
E: info@whitepeakplanning.co.uk

www.whitepeakplanning.co.uk

Figure 1 - Site Location



1. Introduction

The Planning Application

Bloor Homes and the Sandleford Farm Partnership are applying to West Berkshire Council (WBC) for a new development in Newbury known as 'Sandleford Park' which will include up to 1,000 homes, 80 extra care housing units, a primary school, local facilities and a Country Park.

There have been four previous planning applications submitted at Sandleford Park and comments received on them from WBC, consultees, other stakeholders and the public have informed this application.

The site location is shown in *Figure 1* and the boundary for the planning application is shown in *Figure 2*.

The site forms the majority of the larger Sandleford Park Strategic Site Allocation which is allocated under Policy CS3 of the adopted West Berkshire Core Strategy - the 'Local Plan' for West Berkshire. Policy CS3 includes for approximately 2,000 new homes, a primary school, local facilities and a Country Park.

Bloor Homes and the Sandleford Farm Partnership are bringing forward these proposals on land they control within the Sandleford Park allocation. The remainder of the allocation site is controlled by Donnington New Homes and is being brought forward separately as part of the 'Sandleford Park West' development. The location of the Sandleford Park West site is shown in *Figure 3*.

Environmental Impact Assessment

An Environmental Impact Assessment (EIA) has been carried out during the preparation of the planning application.

EIA is a procedure required under the terms of the European Union Directive on the assessment of the effects of certain public and private projects on the environment. The EIA Directive is enacted into English legislation through The Town and Country Planning (Environmental Impact Assessment) Regulations.

The 2017 EIA Regulations came into force in May 2017, but as the EIA process for this application began before this, it has been undertaken in accordance with the previous 2011 EIA Regulations, as allowed under transitional arrangements.

Purpose of This Document

The potentially significant environmental effects of the proposed development identified by the EIA process have been documented in an Environmental Statement (ES). This document provides a Non-Technical Summary (NTS) of the ES.

The following sections provide detail on what is included in the EIA, the EIA methodology, the site and its surroundings, the proposed development and how it has been designed, measures proposed to avoid, reduce or compensate for predicted significant impacts (known as mitigation measures) and the likely significant remaining environmental effects of the proposed development with mitigation measures implemented.

2. Environmental Impact Assessment

Scope of the EIA

The environmental topics included in the EIA are termed the 'EIA scope' and are dependent on the type of development proposed and the nature of the surrounding area.

WBC provided advice on the necessary scope of the EIA in August 2014 and on the basis of this, the previous planning applications and ongoing consultation during the EIA process, the following topics have been included in the EIA:

- **Socio-economics** - population, employment and economic impacts as well as local services such as schools and healthcare.
- **Ecology** - impacts to both on and off-site habitats and protected species.
- **Landscape and Visual** - visual impacts and impacts on landscape character.
- **Soils and Agriculture** - impacts on soils and agricultural resources.
- **Cultural Heritage & Archaeology** - impacts to off-site built heritage assets and on-site below-ground archaeology.
- **Water Resources** - impacts on waterbodies and flood risk to existing and future residents both on and off-site.

- **Utilities** - impacts on utilities infrastructure.
- **Transport and Accessibility** - including impacts on drivers, pedestrians and cyclists.
- **Noise and Vibration** - impacts on both existing and future residents and businesses.
- **Air Quality** - in relation mainly to dust during construction and vehicle emissions once the development has been built and occupied.

For each of the topics included in the scope of the EIA, the likely significant effects of the proposed development have been assessed for both the construction phase and once the development has been built and occupied.

Cumulative Impacts

The EIA has also assessed the potentially significant cumulative effects of the proposed development with the Sandford Park West scheme, including the proposed improvements to Warren Road, to ensure these effects are taken into account.

In addition, the potentially significant cumulative effects of the proposals along with other nearby developments in West Berkshire are also taken into account.

Assessing Significant Impacts

Each technical assessment within the EIA firstly establishes the existing conditions e.g. traffic levels, habitats, flood zones etc and this is the basis against which the potential impacts of the proposed development are then assessed.

Environmental impacts can be positive (known as 'beneficial') or negative (known as 'adverse'), temporary or permanent and vary in their extent and duration.

Mitigation

Mitigation measures can be put in place to avoid, reduce or compensate for potential adverse impacts, or to enhance beneficial impacts.

The EIA has identified appropriate mitigation measures based on the assessment of potential significant impacts. These are either designed into the scheme, delivered through standard construction measures, or will require further work or a controlling mechanism to deliver them.

Before construction commences, a Construction Environmental Management Plan (CEMP) will be agreed with the local authority and the contractors will need to adhere to the measures set out within it.

The measures will be based on the EIA and a draft CEMP is included as an appendix to the ES.

Describing Significant Effects

After the likely significant impacts of the development have been assessed taking into account the proposed mitigation measures, the remaining (residual) significant effects are then described in the ES.

There is no statutory definition of significance, but it is generally based on a combination of the level of impact and the sensitivity of the environment that is being impacted.

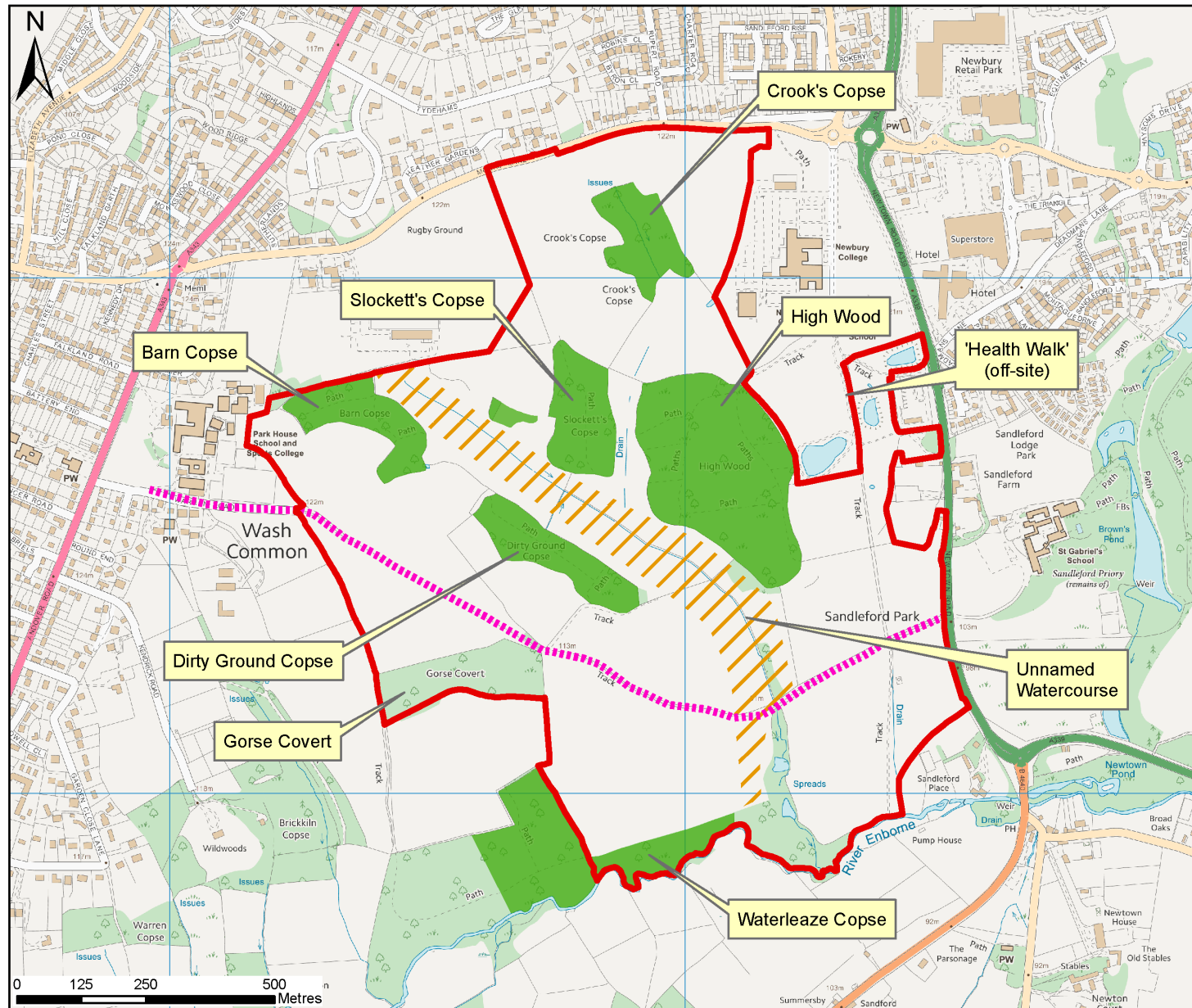
In this EIA the following standard descriptive terms are used to describe the significance of the effects:

- Substantial;
- Moderate;
- Minor;
- Negligible.

The following terms are also used to aid the description of the effect:

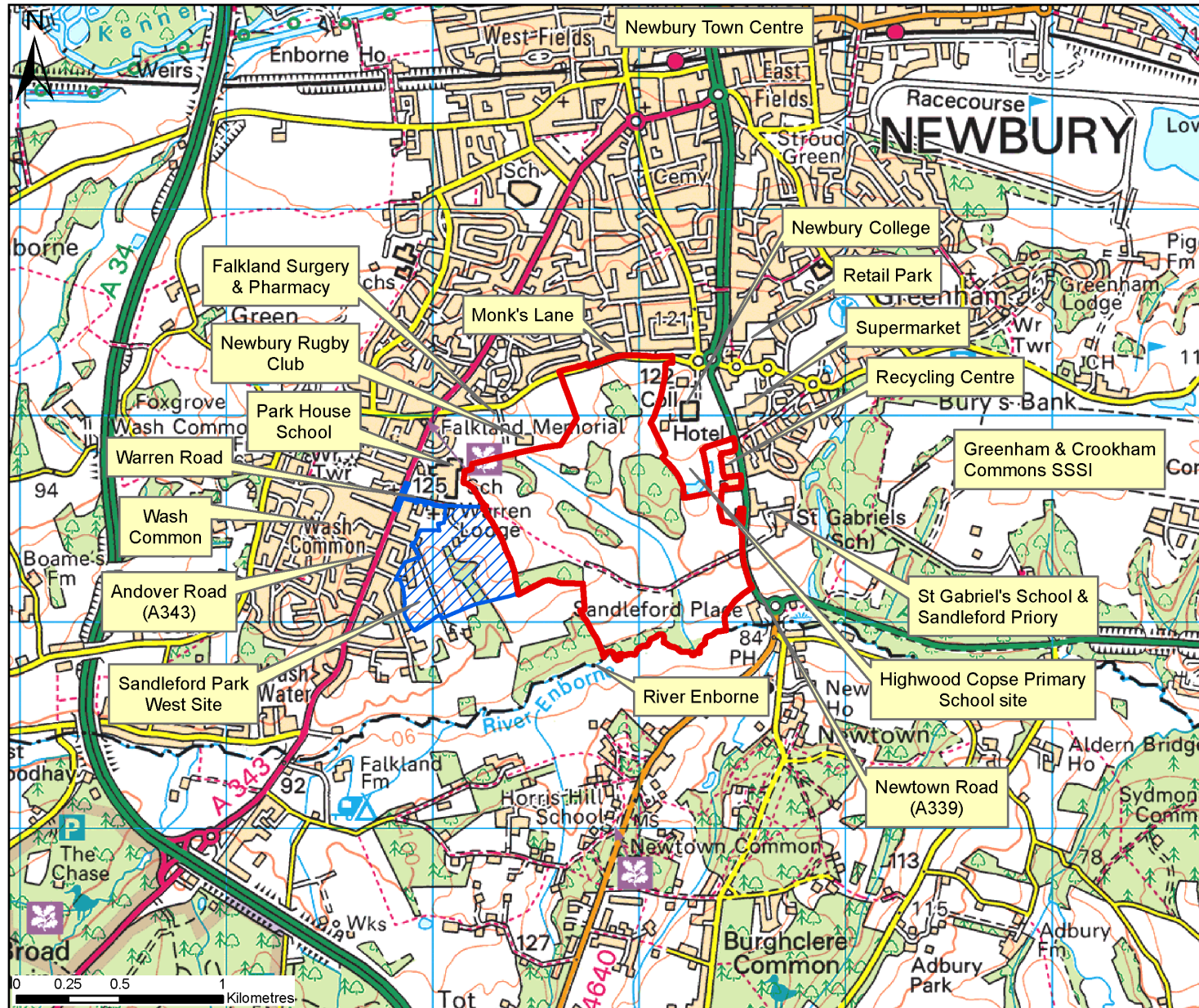
- Beneficial / Adverse – positive / negative effects;
- Short/Medium/Long Term – length of the effect;
- Temporary / Permanent – effect can / cannot be reversed;
- Direct – effects that are a direct result of the proposed development;
- Indirect – effects that may be a 'knock-on' result of direct effects.

Figure 2 - The Application Site



- Key**
- Public Footpath
 - █ Ancient Woodland
 - ▨ Valley (Indicative)
 - ▭ Application Boundary

Figure 3 - Site Context



- Application Boundary
- Sandford Park West

3. The Site and Surroundings

The Application Site

The application site is approximately 114 hectares (ha) in area and is located to the south of Newbury Town Centre. Details of the site are shown in *Figure 2*.

The application site is located to the south of Monks Lane, with Newton Road (A339) to the east and Andover Road (A434) to the west. Newbury Rugby Club is located to the north west and to the south is the River Enborne and agricultural fields.

The site predominantly comprises farmed fields and areas of woodland, of which some are designated as Ancient Woodland.

There are no existing formal vehicular access routes into or within the site, although a public footpath runs through the site from Warren Road at the west, to where it meets Newtown Road at the east opposite the entrance to St Gabriel's School.

Sandleford Park West

The Sandleford Park West site is located to the west of the application site and can be accessed from Andover Road (A434) via Warren Road (see *Figure 3*).

The site currently comprises predominantly arable fields but is subject to a planning application for up to 500 new homes, a care home, primary school and land for the expansion of Park House School.

An Illustrative Masterplan showing both the proposed Sandleford Park and Sandleford Park West developments is shown in *Figure 4*.

Site Surroundings

The site is bounded to the north by Monks Lane; to the north east by Newbury College, a public house and day nursery; to the east by Newtown Road (A339) and a household waste recycling centre; to the north west by Newbury Rugby Football Club, a gym and Falkland Surgery; to the west by Park House School and Sports College and agricultural land at New Warren Farm and Sanfoin (i.e. the Sandleford Park West site); and to the south by the River Enborne.

Planning permission has been granted for a new one form of entry primary school to the south of Newbury College known as Highwood Copse Primary School and this is currently under construction and expected to open in 2020.

To the east of the site is the Grade I listed Sandleford Priory which now comprises St Gabriel's School. The surrounding land is also a Grade II listed Registered Park and Garden and there are other Grade II listed buildings in the vicinity.

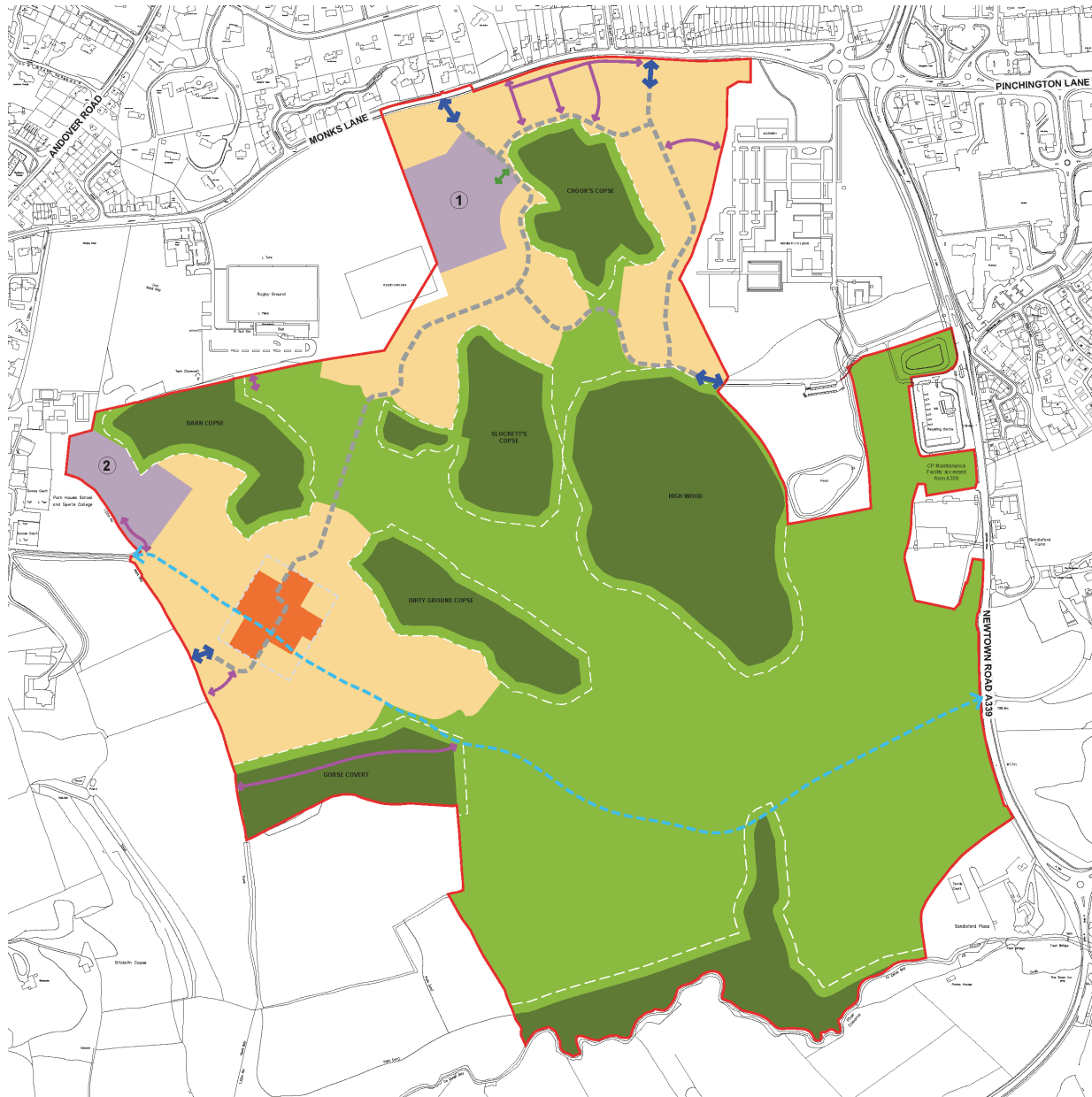
Beyond the immediate site boundaries to the north and west, the surrounding area is predominantly suburban in nature. There are existing residential streets in Wash Common to the west, which are accessed off Andover Road (A343).

To the north east of the site is a retail park that includes a large supermarket, retail units, car showrooms, food outlets, a place of worship and associated vehicle parking.

Figure 4: Illustrative Masterplan





Figure 5: Land Use and Access Parameters Plan




 Sandleford Park Application Boundary

LAND USE

 Proposed Development Footprint
Residential (Use Class C3)

 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
(Use Class D1)

2. Area of land safeguarded for
expansion of Park House School

ACCESS

 Proposed Access Points for 'All
Traffic Modes'


 Proposed Main Access Road

 Existing Public Footpath Retained and
upgraded as a shared footpath cycle
link

 Proposed Key Footpath/Cycle Links

 Indicative Access to School

OTHER

 For details of Green Infrastructure
please refer to Strategic Landscape
and Green Infrastructure Plan prepared
by SLR

4. The Proposed Development

The outline planning application seeks consent for a residential-led development.

The nature of an outline planning application is that the precise details of the proposals are not known and these are subsequently brought forward in reserved matters planning applications.

In order to define the outline application and provide sufficient detail to enable a likely or reasonable 'worst case' assessment of the environmental effects, a set of development parameters have been proposed and applied for, which are described below and shown in *Figure 5*

- Up to 1,000 new homes and 80 extra care housing units.
- Mixed-use local centre.
- A 2-Forms of Entry Primary School and land for the expansion of Park House School (secondary school).
- New points of vehicle access from Monks Lane and a connection to the consented A339 link.
- Footpaths and cycleways.
- A Country Park, green space and landscaping.
- Drainage infrastructure.

The layout of the proposed built development has been informed by the Masterplan Framework included in Figure 13 of the Sandleford Park Supplementary Planning Document (SPD) which sets out the broad areas for development.

An Illustrative Masterplan for the proposed development and Sandleford Park West is shown in *Figure 4*. This demonstrates that within the constraints of the Parameters Plans, the amount of development applied for can be constructed and occupied and will not restrict delivery of the remaining parts of the allocation.

The proposed development will be brought forward in three main phases and in terms of the broad construction and occupation timescales it is envisaged that development will start approximately 12 months from the granting of outline planning permission and last approximately 10 years, noting that construction within each phase will be significantly less than this.

It is estimated that the new housing will be occupied for approximately 100 years.

Alternatives

As the site is allocated for residential development under Policy CS3 of the West Berkshire Core Strategy, alternative locations for the development were considered by WBC as part of the planning process. Hence, no alternative locations for the proposed development have been considered as part of this EIA.

The site layout has been informed by a framework of planning policy documents and a review of the site's technical constraints which limit the potential for alternative layouts. As the alternative locations for various elements such as the primary school, were not significant in terms of their environmental effects, further detail is not included here.

5. Summary of Potential Environmental Impacts

Socio-economics

The development will provide new homes for the area, but also the need for new community facilities such as schools, healthcare, shops and leisure facilities.

Up to 1,000 new homes will be provided, along with 80 extra care housing units. There will also be a new primary school, land for the expansion of Park House School, a local centre including retail and community facilities and a Country Park. There will also be financial contributions made towards off-site facilities such as secondary education and healthcare facilities.

During construction, there will be **minor beneficial** residual effects on the local population and local businesses, through the creation of new construction jobs and contracts. There may be some temporary **minor adverse** effects on residents until new services and facilities are fully operational.

During occupation, there will be **substantial beneficial** residual effects on the local population through the supply of new housing and public open space. There will also be **minor beneficial** residual effects through secondary education provision and new community facilities.

There will be **negligible** residual effects on population through new primary education, healthcare and emergency services provision.

There will be **substantial beneficial** residual cumulative effects with Sandford Park West through the supply of new housing.

There are no additional cumulative effects with other developments.



Landscape and Visual

New development is to be located at the north and west of the site which are visually enclosed areas and less sensitive to change. The existing woodland blocks are to be retained. The site will include a new Country Park as well as strategic landscaping, planting, play areas and new footpaths and cycleways.

During construction, the proposals are predicted to have temporary and localised **moderate/substantial adverse** residual visual effects on users of the 'health walk' to the south of Newbury College and users of the existing public footpath, **moderate adverse** visual effects from the north west of Newbury College, and **minor/moderate adverse** effects from Newbury College. Other views from the east and north will be **minor adverse** or **negligible**. There will be **negligible** views from the west and **minor to minor/moderate beneficial** views from the south.

During occupation, with landscaping established, there will be localised **moderate/substantial adverse** residual visual effects on users of the 'health walk' to the south of Newbury College and part of the existing public footpath. There will be **minor adverse** effects from the north and Newbury College. Views along parts of the existing public footpath, from Sandleford Priory and from the south will be **minor to moderate/substantial beneficial**.

Effects on landscape character will be localised, ranging from **substantial adverse** to **substantial beneficial** based on the type of development proposed.

There will be adverse residual cumulative visual effects associated with Sandleford Park West and Highwood Copse Primary School.

Cultural Heritage

There are no Scheduled Monuments, Listed Buildings, or designated sites within the site boundary. The Grade I listed Sandleford Priory is located to the east of the site, with its surroundings a Grade II listed Registered Park and Garden. There are also other Grade II listed buildings in the vicinity.

During construction, the assessment has identified that there will be **moderate adverse** residual effects on the historic landscape within the application site. All other effects will be **negligible** or there will be **no effect**.

During occupation there will be **moderate beneficial** residual effects on Sandleford Priory house and registered park due to maturation of the Country Park in the southern and eastern parts of the site. All other effects will be **negligible** or there will be **no effect**.

The residual cumulative effects with Sandleford Park West due to the loss of the non-designated Park Cottage, construction in the vicinity of Warren Lodge Presbytery and Squirrel Cottage, and the loss of existing trees and hedgerow along Warren Road would not be significant.

Effects on historic landscape will be similar to those from the proposed development.

The spatial extent of effects on the historic landscape will be increased in combination with proposed development to the south of Newbury College, but will be similar to those resulting from the proposed development. No other cumulative effects are anticipated with other nearby developments.

Archaeology

Archaeological evaluation has been undertaken on the site comprising archaeological fieldwalking and trial trenching. Geophysical survey has also been undertaken immediately to the west of the site.

As well as the nearby important heritage assets at Sandlesford Priory, the application site contains locally important evidence of Prehistoric hunting activity, Roman and Medieval agricultural activity and Post-Medieval activity. There is also potential for as yet undiscovered archaeological evidence.

A phased programme of archaeological work will be undertaken in advance of development. The phased approach would comprise further archaeological investigation of areas at the north and west of the site which have not been covered by previous works, with subsequent archaeological investigation where appropriate.

Once this investigation work has taken place, the proposed development will result in **minor adverse** effects on archaeology.

There will be no additional significant cumulative effects with Sandlesford Park West or other nearby developments.

Ecology

There are no ecologically designated sites within or immediately adjacent to the site boundary. The nationally designated Greenham & Crookham Commons SSSI is approximately 400m to the east. An overview of habitats within the site is in *Figure 6*.

The site is dominated by farmland including arable fields and grassland. There are several woodland blocks which will be retained with a 15m buffer around their perimeter in which no built development will be permitted. Other existing mature trees and hedgerows will be retained where possible.

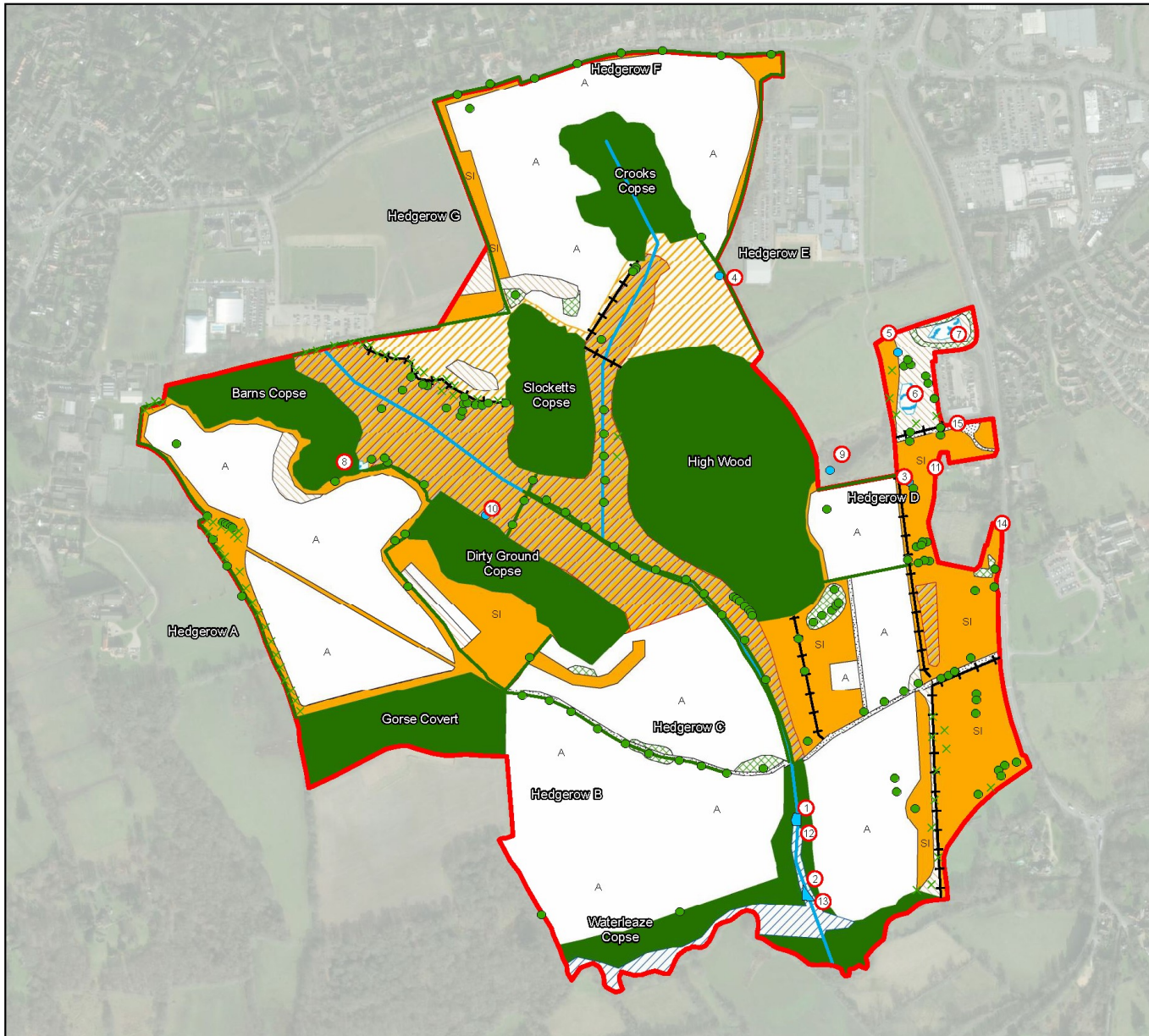
The development will include new habitats as part of the proposed Country Park which will undergo long-term management guided by an Ecological Mitigation and Management Plan. Standard measures will be implemented during construction to protect existing ecological features and watercourses.

During construction there will be **negligible** effects on all receptors with mitigation measures implemented.


















During occupation, the new habitats provided within the Country Park and their long-term management will result in **negligible** ecological effects.

There will also be **negligible** ecological cumulative effects with Sandlesford Park West and other developments.

Figure 6: Ecological Appraisal



Legend

-  Broadleaved semi-natural woodland
-  Wet woodland
-  Dense scrub
- Scattered scrub
- Scattered trees
-  Hedgerows
-  Marshy grassland
-  SI Semi-improved grassland
-  Acidic semi-improved to improved grassland
-  Tall ruderal
-  Standing water
-  Running water
-  Dry waterbody
-  Arable
-  Fence
-  Buildings
-  Bare ground
-  Target Note
-  Site boundary

Soils and Agriculture

The site contains approximately 84 ha of agricultural land, 4% of which is described as 'very good' quality and 29% described as 'good' quality. This is known as 'best and most versatile' agricultural land and the remainder is classified as either 'moderate' or 'poor'.

Existing soil resources within the site will be conserved and utilised within the proposed development's green spaces, including private gardens. Handling of the soils during construction will be in accordance with best practice techniques.

There will be **minor adverse** effects on soil and agricultural land as a result of the proposed built development.

There will be **minor beneficial** effects on soils within the proposed Country Park which will be subject to ecological enhancement and management.

There will be no additional significant cumulative effects with Sandleford Park West or other nearby developments.

Water Resources

An unnamed natural watercourse runs in a predominantly southerly direction from the north west of the site to where it meets the River Enborne to the south of the site. The River Enborne flows along the southern boundary of the site. There are also existing ponds within the site at the south and east as shown in *Figure 2*.

A Flood Risk Assessment has been undertaken and a Surface Water Drainage Strategy prepared which includes measures to mitigate flood risk both within the site and downstream. These measures include minimum heights for floor levels in new buildings and sustainable drainage systems that restrict the level of surface water drainage from the site to the existing undeveloped levels in order to avoid increasing off-site flood risk.

During construction, standard measures will be included in the CEMP to ensure that the effects on local waterbodies, groundwater, construction workers and visitors will be **negligible**.

During occupation, there will be **minor beneficial** residual effects on on-site and off-site people and properties through improvements to flood risk and drainage and also **minor beneficial** residual effects on surface and groundwater quality through new sustainable drainage measures.

There will be **negligible** residual cumulative effects with Sandleford Park West and other developments.

Transport and Accessibility

During construction, standard mitigation measures will be put in place to limit the routes used by construction traffic and the times at which the traffic can enter / exit the site in order to reduce potential impacts on local road users and pedestrians, in accordance with a Construction Environmental Management Plan (CEMP).

The proposed development will include new access points from Monks Lane (Figure 7) and an internal network of streets connecting to the A339 link and the Sandleford Park West development. There will be off-site improvements to roads and junctions where necessary to reduce impacts on road users.

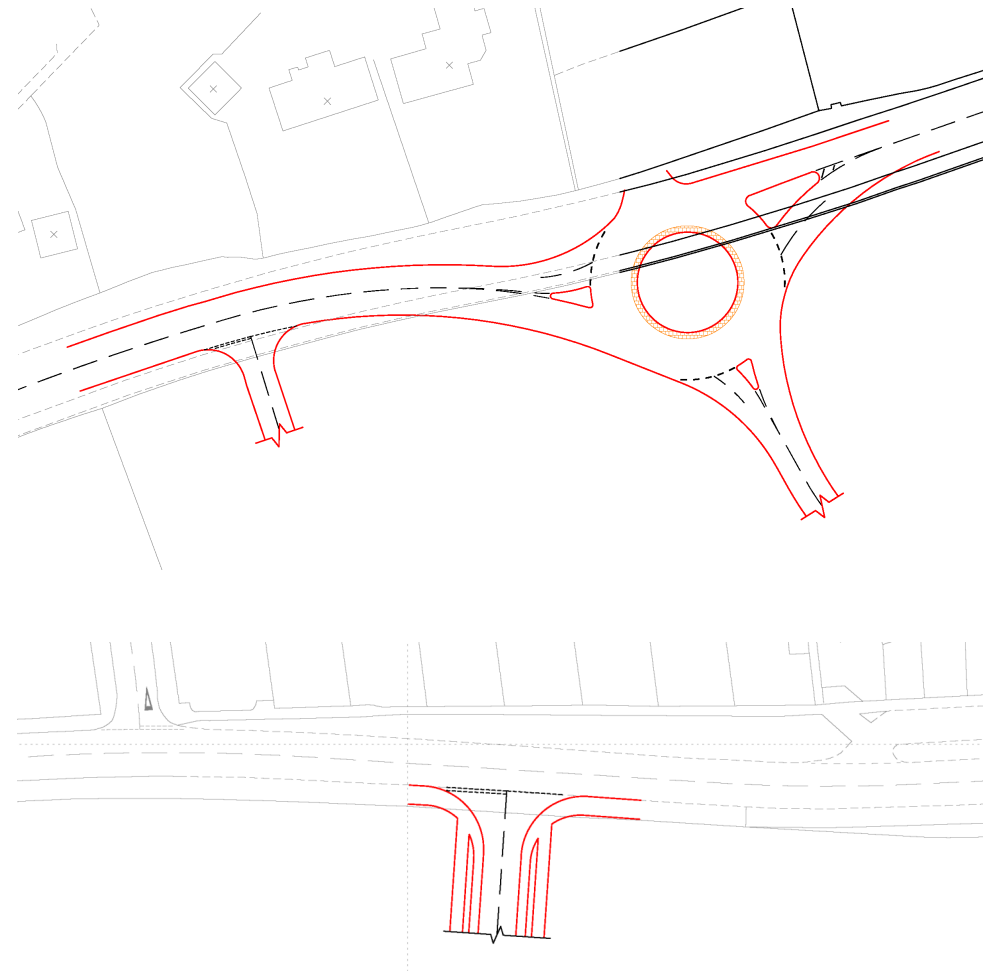
To encourage bus use, existing routes will be extended through the site and there will also be new on-site and off-site footpaths and cycleways connecting to the existing network and improving access across the site to the wider area. A Travel Plan will be produced to encourage the use of alternative modes of transport.

On this basis, the proposed development is predicted to have **minor adverse** temporary residual effects during the construction phase.

During occupation, there will be **moderate beneficial** residual effects on severance (Monks Lane, east of access), **minor adverse** effects on severance (Andover Road) and driver delay and **negligible** effects on severance (Greenham Road), pedestrian delay, pedestrian amenity and accidents & safety.

Cumulative effects with Sandleford Park West and other developments will be the same as for the Sandleford Park scheme.

Figure 7: Monks Lane Access Junctions



Noise and Vibration

During construction, standard measures will be used to limit noise and vibration impacts on existing and future residents in accordance with a Construction Environmental Management Plan (CEMP).

A stand-off from the Household Waste Recycling Centre will be implemented to limit noise and vibration impacts on future residents. The provision of an on-site Local Centre and new footpath and cycleway connections will help to reduce private vehicle trips and associated traffic noise.

Further noise surveys will be carried out at reserved matters stage once a detailed layout has been produced in order to identify what other specific measures are required to mitigate potential impacts from traffic noise and fixed plant and machinery. It is likely that improved glazing and ventilation will be required for new dwellings near to Monks Lane and the existing recycling centre.

During construction, there will be **negligible** effects on existing and proposed receptors.

During occupation, there will be **negligible** residual effects on new and existing residents, teachers and pupils at the proposed primary school, and users of the public right of way.

Cumulative effects with Sandleford Park West and other developments will be **negligible**, except for **substantial adverse** cumulative effects on existing residents on Warren Road and Sunley Close due to increases in road traffic.

Air Quality

The proposed development does not include sources of significant air pollution and therefore, impacts are limited to the construction phase, nearby uses and emissions from vehicles.

During construction, standard measures will be set out in the CEMP to reduce the risk of impacts on human health and general amenity from dust.

During occupation, the sources of air pollution are limited and there will be measures to reduce private car use in order to reduce potential impacts of traffic emissions, both on-site and off-site. A stand-off from the Household Waste Recycling Centre will be implemented to limit the impact to the local air quality. The on-site Local Centre, in addition to new footpaths and cycleways will allow for existing and future residents to reduce the number of vehicular trips made, reducing pollution and thus minimising the impact to local air quality.

The proposed development is predicted to have **negligible** temporary residual effects during the construction phase on human health and amenity.

During occupation, there will be **negligible** residual effects on new and existing residents.

Cumulative effects with Sandleford Park West and other developments will also be **negligible**.

Utilities

The proposed development will generate a need for new and improved utilities infrastructure both within the site and the surrounding area. This includes gas, electricity, potable water, foul water and telecommunications.

Utilities suppliers have been consulted and have provided details of the on-site and off-site measures required to supply the proposed development and mitigate potential impacts on the existing networks. Financial contributions will be provided by the applicants to the utility companies to deliver these measures.

In addition, standard measures will be adopted during construction to protect existing utilities infrastructure.

With these measures in place there will be **negligible** effects on existing users of the utilities networks during both the construction and occupation phases.

The cumulative effects of Sandleford Park West and other nearby developments will be taken into account when finalising service supply strategies with the respective service and utility companies.

As such the development will result in a beneficial effect as it will work as a catalyst that ensures that the local networks complete the necessary upgrades so that they are capable of supplying all development proposals without prohibitive constraints.

6. Further Information

Copies of the ES, together with the planning application documents, will be made available for inspection at:

West Berkshire Council, Planning and Countryside, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD.

Details of the applications and electronic copies of the documents will also be made available on the WBC website: www.westberks.gov.uk

Comments on the ES and the outline planning application can be submitted via the Council's website or at the above address.

Copies of this Non-Technical Summary (NTS) are available free of charge. Hard copies of the full ES (three volumes) can be purchased for a cost of £250 and electronic versions on CD are £5. The ES Volume 1 (Main Text) can be purchased individually for £100.

For a copy of either the NTS or ES please contact White Peak Planning:

Tel: 0845 034 7321

Email: info@whitepeakplanning.co.uk

Post: White Peak Planning, Didsbury Business Centre, 137 Barlow Moor Road, Didsbury, Manchester, M20 2PW.