

Welcome!

I would personally like to welcome you all to our public consultation event for Sandelford Park West. I founded Donnington New Homes in Newbury, twenty six years ago in 1997, and since then we have completed countless residential developments across our home district of West Berkshire.

As a locally rooted, family-owned business, we take great pride in the design and quality of our developments, which are all highly individual in nature. I am the second generation of Norgate housebuilders; my late father John Norgate founded Trencherwood New Homes at the kitchen table, in 1971. As such, I and my team know and meet many local people who live in homes built by our family businesses, and it is this that drives our relentless focus on design and construction excellence, as we are judged by our customers, past and present.

I am proud of what we have achieved so far, and I look forward to Sandelford Park West being our best development yet.



Mark Norgate
 Founder and Managing Director
 Donnington New Homes



As a company, we are passionate about what we do and working closely together with local authorities and leading industry experts, we are committed to ensuring that our development sites both complement and enhance the area for years to come. Our recently completed development at Kiln Gardens, Kintbury show evidence of this ethos.

We are committed to ensuring that there is a greater benefit to the community which we are part of than simply the provision of new homes. We support a number of local charities and organisations and are particularly interested in improving the environments in which less fortunate members of our community live, work, relax and play.

I welcome you personally to our Public Exhibition, which I hope you will find both interesting and informative about our Plans for Sandelford Park West. My team and I look forward to receiving your comments.

Thank you for visiting us today.

Our supported charities:



Introduction.

Donnington New Homes are pleased to introduce our updated proposals to develop land at New Warren Farm, Warren Road, Newbury – otherwise known as Sandleford Park West – for housing as part of the development of the wider Sandleford Park allocated housing site.

The development will provide high quality new homes, including much needed affordable homes, on a sustainably located site which is allocated by Policy CS3 of the Adopted West Berkshire Local Plan. The proposals include great improvements to Warren Road to provide an all-vehicle access with safe, convenient connections to the site for pedestrians and cyclists. Our proposals are landscape-led, ensuring that locally important mature trees and woodland are preserved and protected on site, within a network of multi-functional green space.

Before our proposals are further progressed and finalised, we are keen to ensure that our neighbours and the local community have the opportunity to provide feedback on our current proposals.

The following information displayed on the boards within this exhibition will enable you to:



LEARN MORE ABOUT DONNINGTON NEW HOMES



GAIN AN UNDERSTANDING OF THE HISTORY AND BACKGROUND TO THE PROPOSALS



UNDERSTAND THE KEY ISSUES AFFECTING THE SITE AND HOW THEY HAVE INFLUENCED OUR DESIGN APPROACH



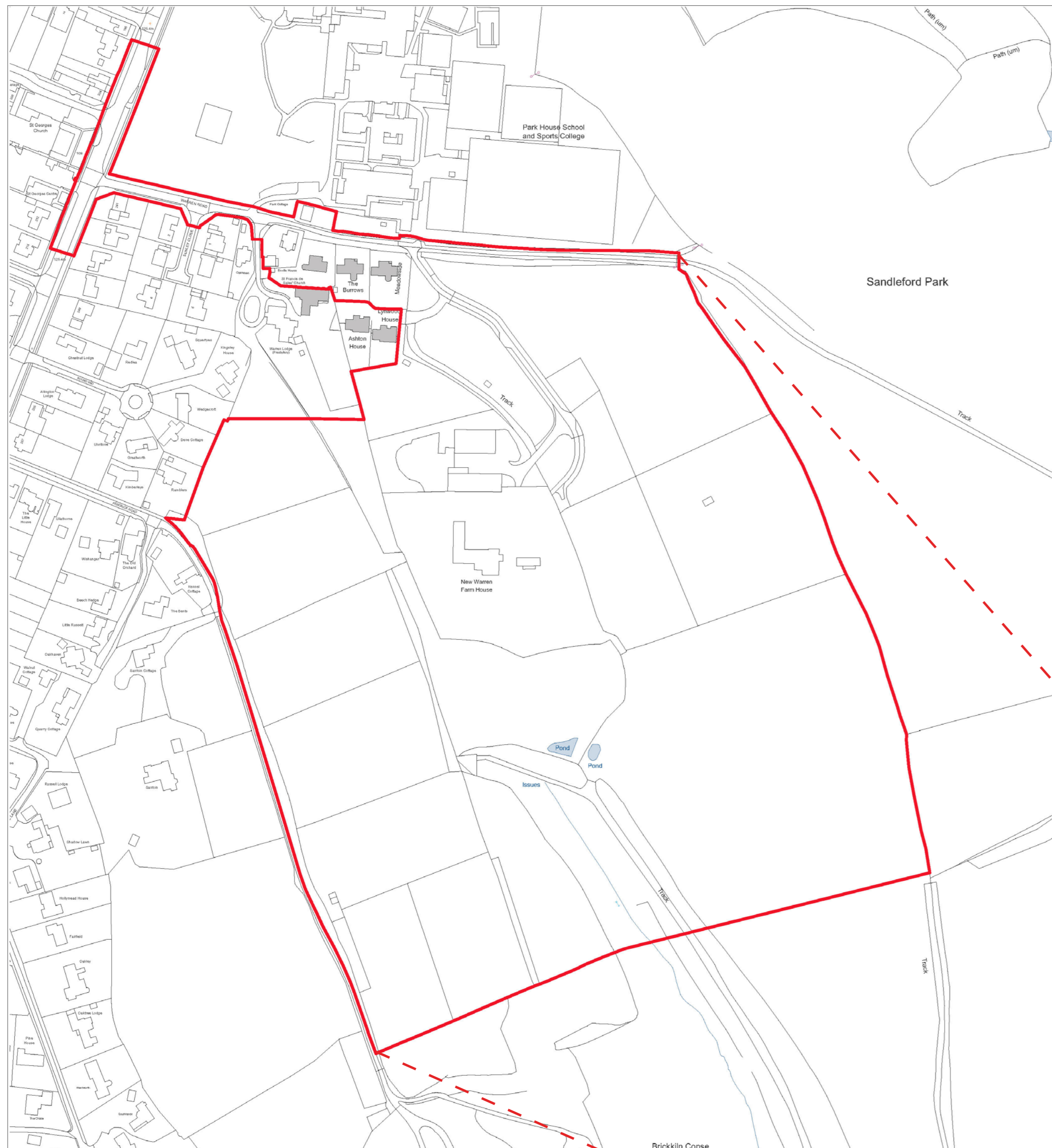
PROVIDE US WITH YOUR VIEWS AND COMMENTS ON OUR SCHEME AT THIS PRE-APPLICATION STAGE

Please take the time to provide us with your feedback by completing a feedback form which can be found at the end of this exhibition; online at www.sandlefordpark.com or via email to solent@pegasusgroup.co.uk

All feedback received will help inform our further project work and preparation of our Outline planning application submission to West Berkshire Council.

Thank you for your interest in our proposals.

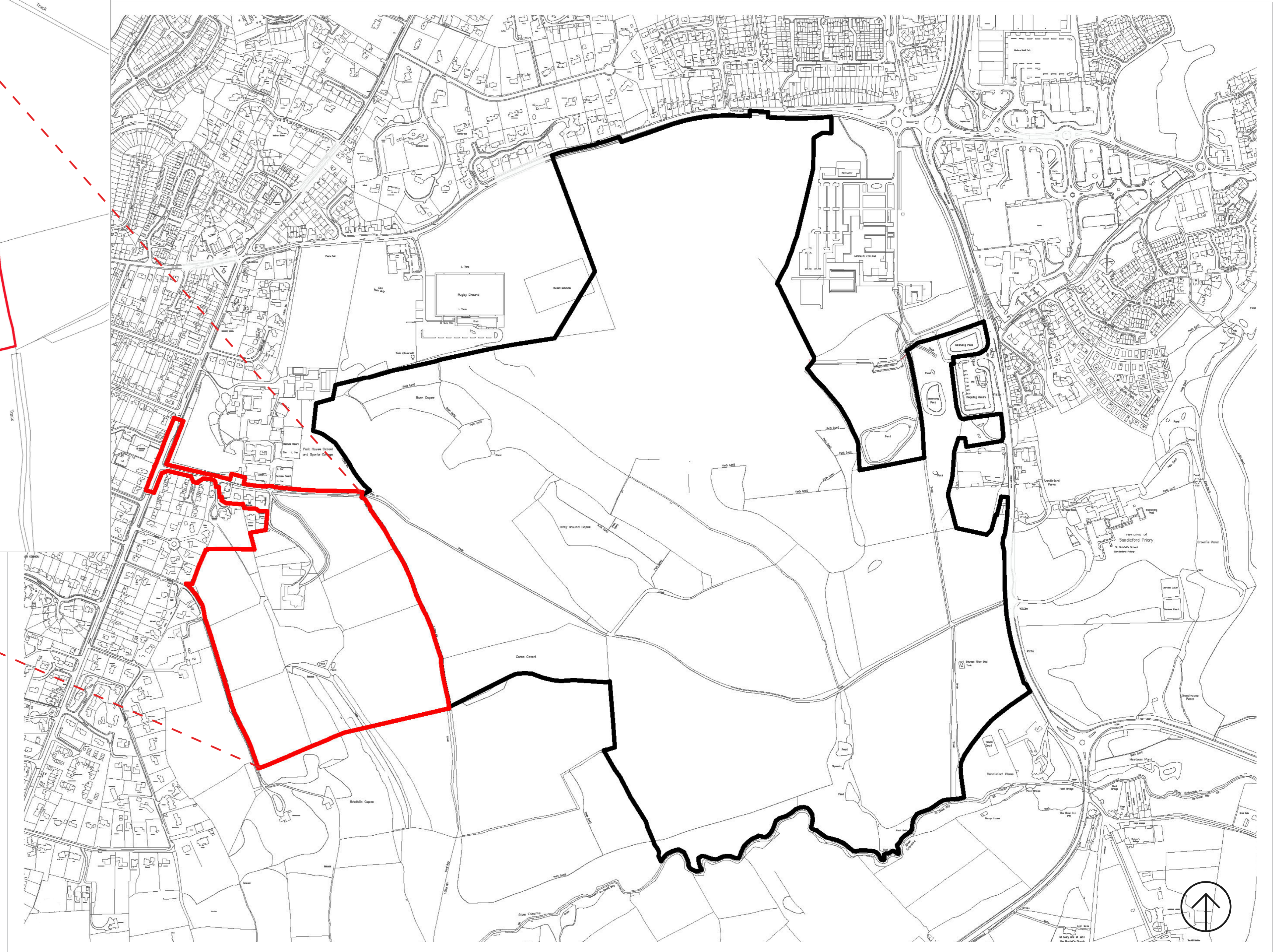
Context & History.



Site Location Plan

Key

- Sandelford Park West Site Application Boundary
- Planning Permission Ref 20/01238/OUTMAJ Site Boundary



The site is allocated for housing development in the current Adopted West Berkshire Local Plan (2012). The principle of residential development at Sandelford Park is therefore established via the Council's Adopted policy.

In 2013, and updated in 2015, the Council produced a Supplementary Planning Document (SPD) 'in collaboration with the landowners at Sandelford Park to form a framework for the future development of the allocated site' (Sandelford Park SPD, 2015).

In 2017, the Council invited Donnington New Homes and Bloor Homes to make separate planning applications for the development of land within their respective controls, subject to the Council being satisfied that the two schemes were 'joined up' to deliver the comprehensive development of Sandelford Park including all the necessary infrastructure. These applications were submitted to the Council in 2018, but still remained undetermined in 2020.

Subsequently, Bloor Homes submitted a further application, and pursued that application scheme to appeal. In May 2022, following a public inquiry and a 'Call In' by the Secretary of State, outline planning permission was granted to Bloor Homes. Following that grant of planning permission to Bloor Homes last year, Donnington New Homes has prepared its own proposals for the development of the remainder of the allocated site, the land within our control. Our revised scheme proposes the construction of up to 360 new homes on the allocated part of New Warren Farm.

In terms of access, in 2014 planning permission was granted (and partially implemented) to widen Warren Road to 4.8m. Since that time, additional land has become available. As such, access is now proposed along an enhanced 6m wide Warren Road as required by the Council's SPD.

Site Assessment.



As part of the analysis and design process that has been undertaken to understand the site and its context, several constraints and opportunities have been identified and are set out on the above plan.

The content of this Site Assessment Plan has informed the design principles that underpin the emerging masterplan presented here today.

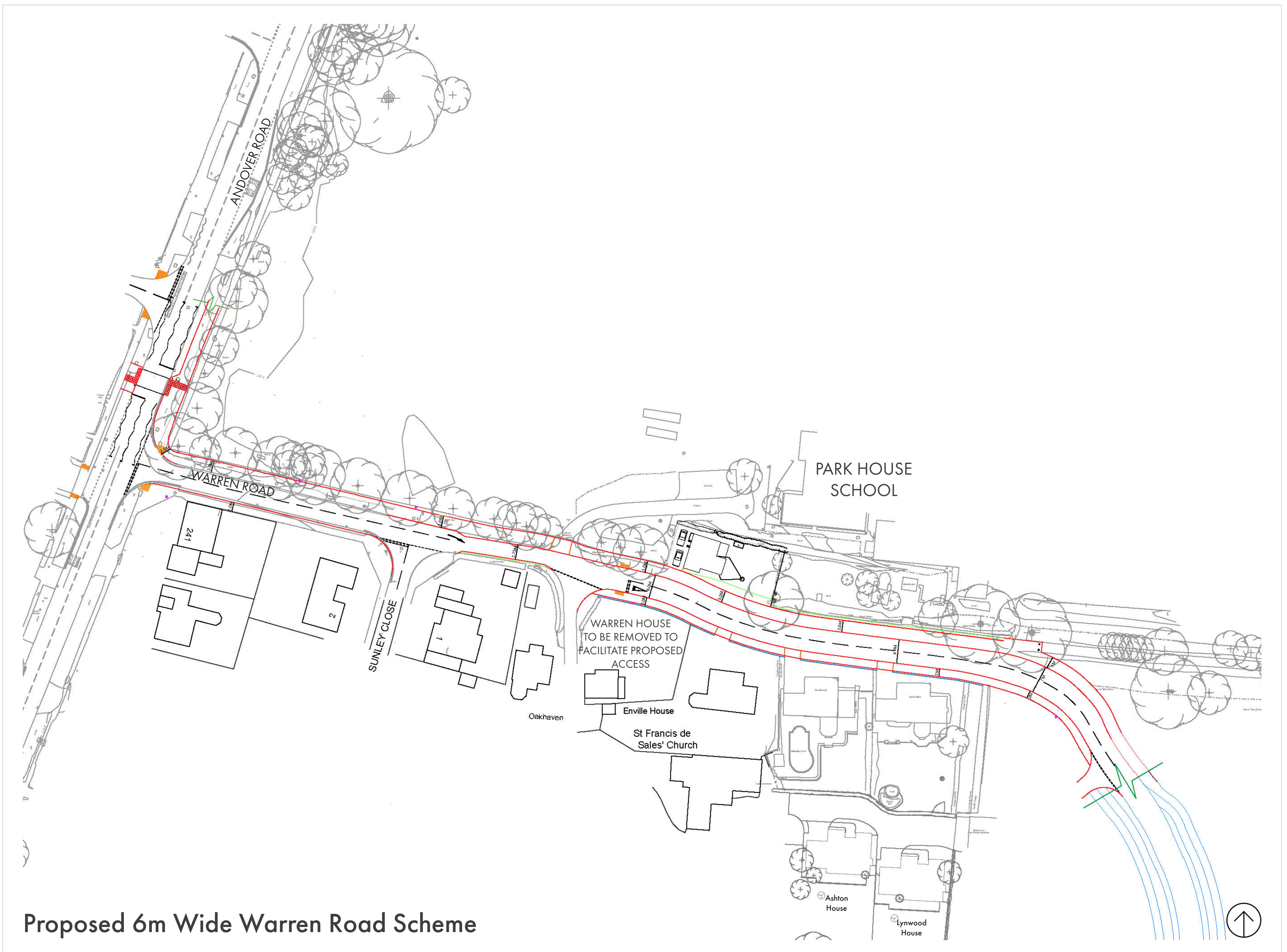
Emerging Masterplan.



Our vision for the site is to create an attractive new community, underpinned by a landscape-led masterplan. The proposals can be summarised as follows:

- Up to 360 New Homes.
- Provision of affordable housing and a mix of tenure and house types to meet local needs.
- New public open space for existing and future residents, complemented by landscaping and ecological improvements.
- Vehicular, cycle, and pedestrian access from Warren Road to meet highway standards.

Access Design.



Proposed 6m Wide Warren Road Scheme

Vehicular access to Sandelford Park West will be provided from Andover Road via an improved Warren Road. This improved road will allow bus access into the site, and in the longer term, connect to the spine road to the central and northern parts of the wider Sandelford Park development. The design for Warren Road is shown above.

The proposals can be summarised as follows:

- New signalised pedestrian crossing (TOUCAN) on Andover Road to facilitate pedestrian and cycle crossing movements.
- Widening of Warren Road to 6.0m wide.
- A priority narrowing to 3.75m will be provided to the east of the junction with Sunley Close.
- A 3m wide shared foot and cycleway will be provided along the whole length of the northern side of Warren Road, improving pedestrian and cycle access to Park House School and into Sandelford Park.
- A 2m wide footway will be provided along the southern side of Warren Road, apart from the section of priority narrowing.
- The new 3m wide foot and cycleway will connect to the existing Public Right of Way providing an improved route into the wider Sandelford Park allocation.
- Within the Site, the primary street will provide a connection to the east into the proposed adjacent Bloor Homes development and allow a bus route through the Site.
- Warren Road will be subject to a 20mph speed limit. This will reduce speeds and improve safety for the school children at Park House School.

Local Character.

The character of a place is dependent on many factors, including development form, distribution of materials, architectural style, landscaping, and context. The architectural heritage of Newbury and Wash Common will provide inspiration to guide the look and feel of the new community.

As this will be an Outline Application, the detailed architectural proposals and materials will not be provided until a later stage, however the visualisation below has been provided to illustrate what the entrance to the site will look like when travelling from Warren Road.



Sustainability

Future proofing the new community has been at the heart of our proposals. As such, Donnington New Homes have allowed for the inclusion of the following sustainability measures:

- Electric vehicle charging points.
- Air Source Heat Pumps to provide heating and hot water.
- High levels of insulation.
- Optimising solar gain.
- Construction management to minimise and offset negative environmental effects.

Landscape, Ecology & Play

Our landscape proposals will ensure the design responds to its setting and reinforces the local landscape character. Areas of natural greenspace and landscape enhancements are provided throughout the site to offer a transition from the housing to the landscape beyond. Our proposals include:

- Retention and safeguarding of Brick Kiln Copse as a landscape feature central to our development.
- Creation of open spaces that include public access, play provision, and sustainable drainage features.
- Play provision in the form of natural play features that align with the woodland character central to our site.
- Sustainable drainage features that include open swales, areas of permanent water, combined with wet woodland, emergent planting, and wet meadows.

Feedback & Next Steps.

25th May
2023

Today's
Public
Consultation

We invite you to kindly complete a feedback form. This can be completed:



by email to solent@pegasusgroup.co.uk



or online via the website www.sandlefordpark.com

2nd June
2023

Comments
Received From
Interested Parties

The boards displayed at today's exhibition will be available to view online at www.sandlefordpark.com from 26th May 2023.

We would be grateful if you can provide any comments to us no later than **Friday 2nd June 2023**.

All feedback received will help inform our further project work and our Outline Planning Application which will be submitted to West Berkshire District Council.

Summer
2023

Outline Planning
Application
Preparation and
Submission



Autumn/
Winter
2023

Outline Planning
Application
Determination by
West Berkshire
Council



By responding to this consultation by post or electronically, you consent to the use of your data for the purposes of research relating to this application only. Your comments, including your name and address, may be forwarded to West Berkshire Council's Planning Team who will abide by their own Privacy Notice. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our Privacy Notice* and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application. Should you wish for your details to be deleted at any point please contact us via email solent@pegasusgroup.co.uk.

*please visit www.pegasusgroup.co.uk to access our Privacy Notice.

Emerging Masterplan.

