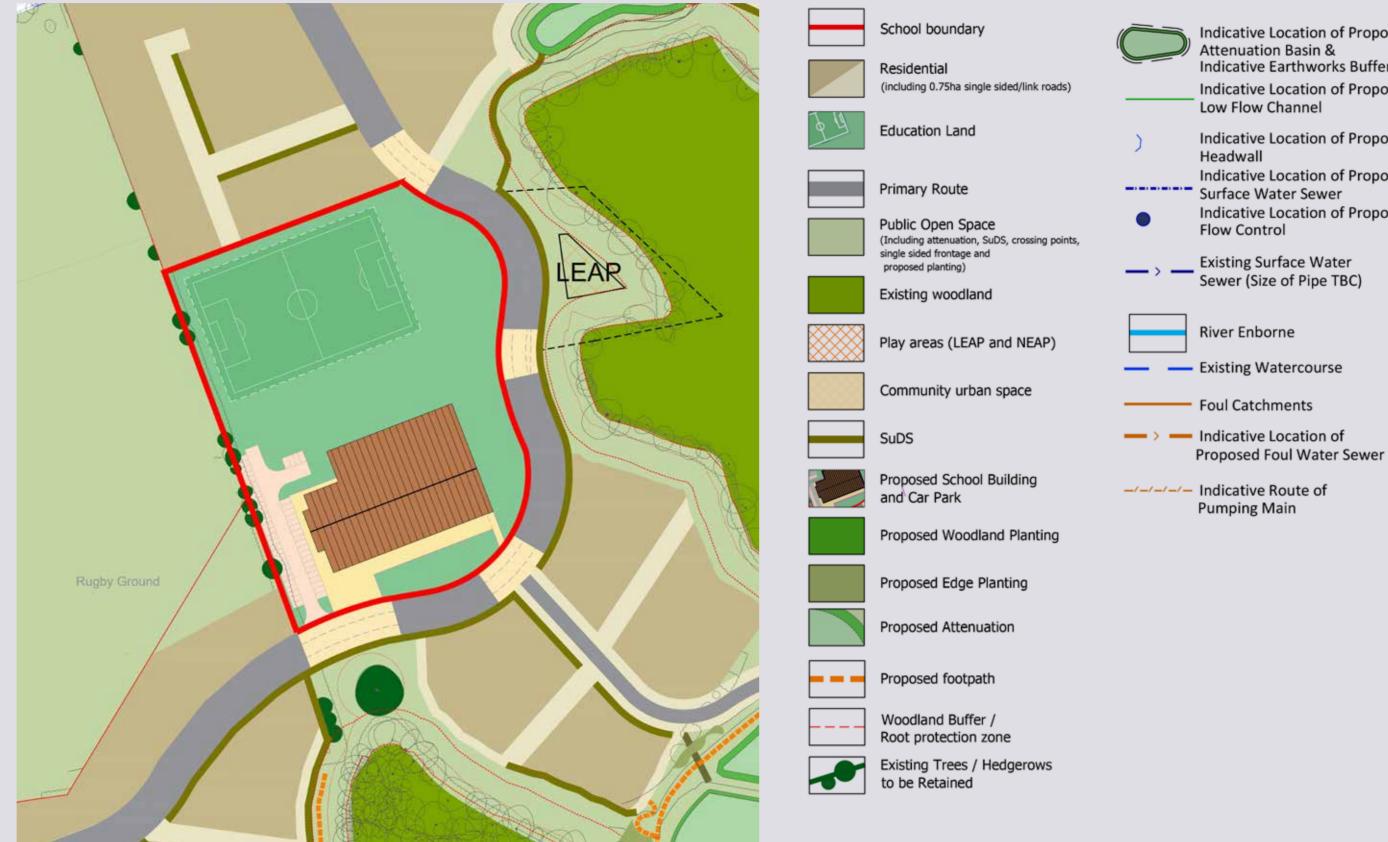
SANDLEFORD PARK, EAST DISCHARGE OF CONDITIONS

The outline planning consent requires the approval (discharge) of a number of conditions, before we can move forward to the detailed design and layout stage. To do this, we must provide updated technical information to West Berkshire Council through a formal discharge of condition process. We have been progressing this work and the information provided on this banner sets out the key information we have been working on to make progress with the approval of the planning conditions.



Layout of Primary School and contributions towards Park House Secondary School

Land for a two form entry primary school will be provided by Bloor Homes. This land will be handed over to West Berkshire Council by the 200th occupation on Sandelford Park East, West Berkshire Council will deliver the primary school towards which financial contributions will be made by Bloor Homes. The plan opposite shows the extent of the primary school land as approved by West Berkshire Council.









The proposed development will maintain and enhance the current management of surface water within the site. Multifunctional, tiered sustainable drainage systems (SuDS) will be implemented to capture, attenuate, treat and holistically manage surface water from the site.

The extent and nature of the SuDS will vary throughout the Site, prioritising above ground, natural features, such as basins and swales, where possible.

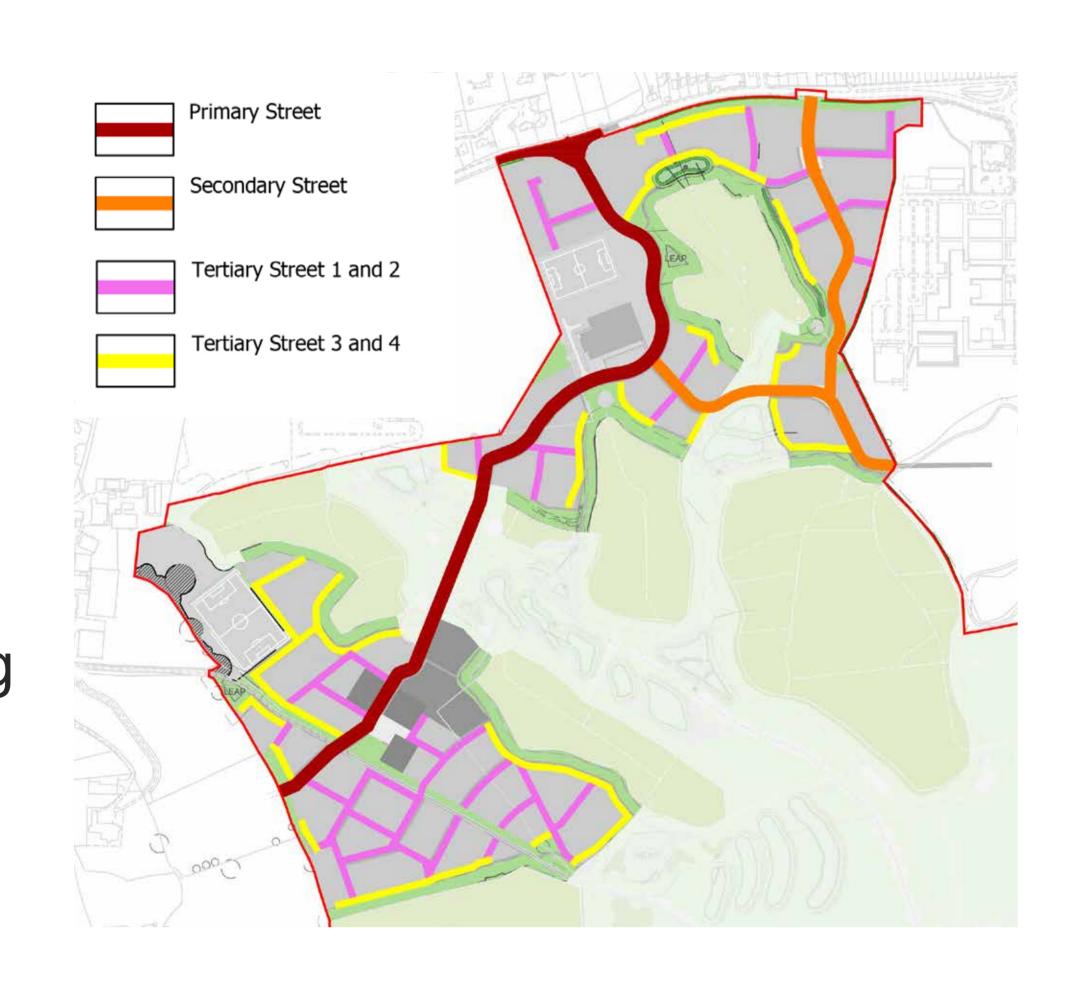
Existing watercourses within the site will be improved, expanding and enhancing the existing natural corridor through which they currently flow. A number of cascading features are proposed within the central and northern valleys to expand and enrich the existing riverine environment, creating new habitats and providing necessary storage and treatment for surface water.

The site lies within Flood Zone 1 (lowest likelihood of flooding – 1 in 1,000 years) and the measures above will ensure flood risk is managed.





Sandleford Park East will be served by two points of access off Monks Lane, which were approved as part of the outline planning consent, together with an existing link road from the A339 to the east.



New bus services will be provided though the development and connect to existing services in the local area.

Safe and attractive cycle routes will be provided throughout the development and link to the local cycle network, including the provision of a policy compliant cycle route within the arterial spine road.

There will be many walking routes through the site and Country Park that will link to the existing footpath network.



A full suite of ecology surveys has been completed on site, with updated surveys completed in 2023.

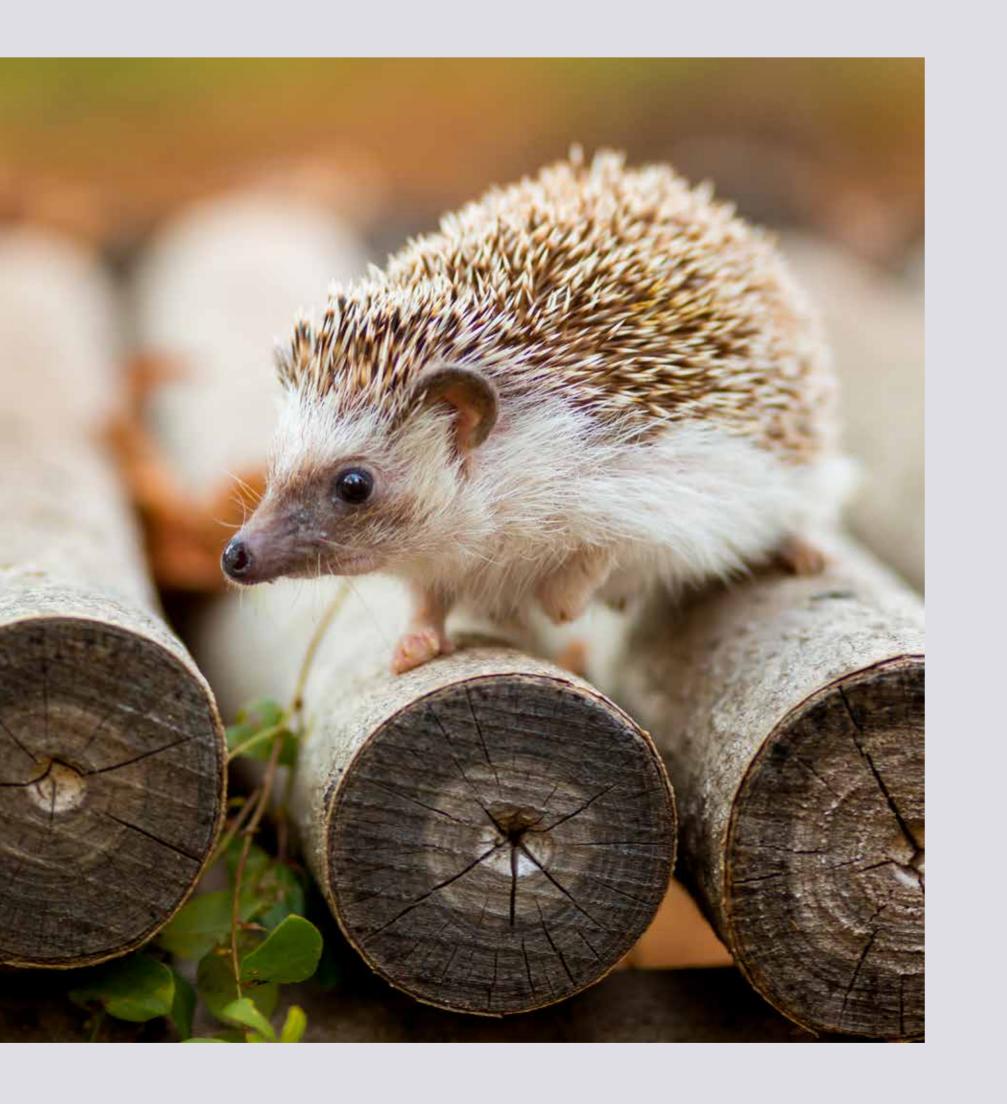
We now have a very accurate picture of how the site is used by a wide range of wildlife. The most notable species found on site include hazel dormice, which are found throughout the woodlands and hedgerows, bats which roost in some of the trees and use the area for feeding, water voles along the River Enborne, and a small number of uncommon plants, mosses, and invertebrates which have been found in the woodlands and their edges.

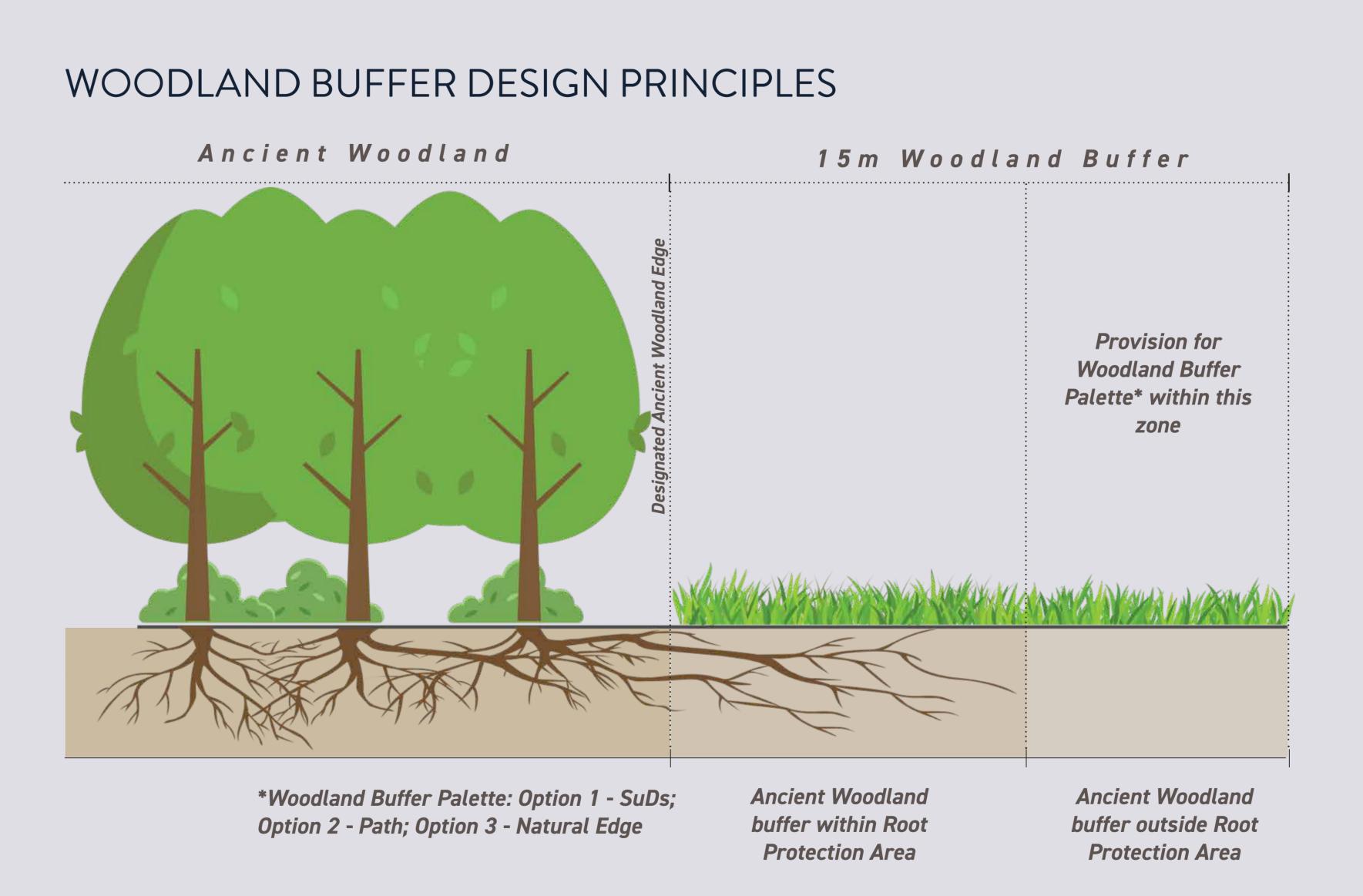
Through careful design, layout, and retention of woodlands with wide ecological buffers surrounding them, and connectivity maintained across the site to the wider country park and habitats off-site, any potential impacts of the development will be minimal.

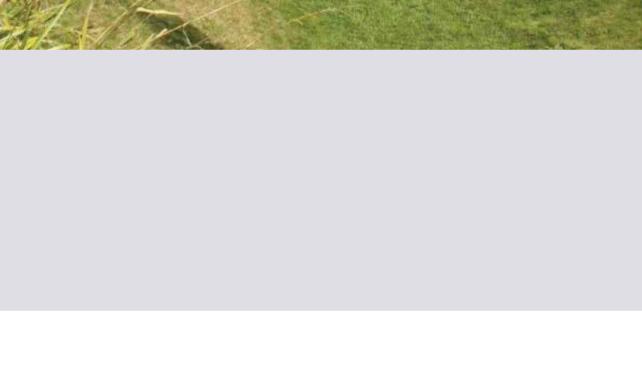
The onsite woodlands have been unmanaged for many years and their condition will be improved through the reintroduction of traditional rotational coppicing. Grasslands in the wider scheme and woodland buffers will also be managed for wildlife, increasing the number of species that can use them, including many pollinators and uncommon invertebrates, through careful ongoing management. Public access to the woodlands will also be controlled through the Country Park Management Plan.

Further surveys will continue into 2024 to ensure we have the most up to date ecological data available to protect and enhance this important and beautiful place.









Utilities

Bloor Homes has engaged with Thames Water, who have considered Sandleford Park East in their capital funding programme.

Their capital funding allows for the organic growth of Sandleford Park East with consented development, with the aim of delivering a holistic programme to improve the reliance of Newbury's drinking water and foul networks.

Thames Water has confirmed that there will be the appropriate level of capacity in the networks to provide drinking water and remove foul water from Sandleford Park East without the need for site specific works.

Bloor has contracted with the local electricity provider and the required electricity capacity has been reserved for the overall Sandleford Park East development.

We will deliver ultra-fast fibre broadband services to our new homes to meet modern day living.



Northern Valley

A large attenuation basin here will create a multifunctional wetland feature. Areas of wet meadow and wetland grasses will define the edges of the basin, creating a transition with the homes. Areas of passive recreation will be integrated along the pedestrian routes.

Pocket Orchard and Foraging Trail

Located within the Eastern Parkland, this area would be planted with fruit/foraging plant species and shrub planting. It would be an area where local people can come together to learn about wildlife and grow local food, for example 'Apple Days, Picnic Days, Pruning Days'. Evidence shows that people living amongst and interacting with nature benefit from an improved sense of well-being.

Northern Watercourse Corridor

This area will be defined by natural and careful treatment of the watercourse corridor. In order to ensure we do not infringe on the Root Protection Area of vegetation within the woodland, whilst retaining existing natural water flows. A wet meadow ecotone will be created between the woodland buffer and the wetland areas along the watercourse.

Eastern Parkland

This area forms part of the registered Sandleford Priory parkland area. Similar to the Southern Parkland, the open grassland character will be retained. The existing vegetation and hedgerow along the A339 will be retained and strengthened. The wetland habitat along the north-eastern edge will be retained and there is an opportunity for reinforcing vegetation to allow for visual screening from the adjacent recycling centre.

Central Valley

This area is defined by a continuous green link and wetland habitat creation, including satellite ponds and a fens habitat area, with purple moor grass. A network of hoggin paths would create leisure routes running through the natural landscape. There are a few opportunities for seating, with some stop and look points created with interpretation boards. Timber boardwalks will also be provided for access across water.



Southern Parkland

The Parkland would provide areas for passive recreation with informal mown grass paths. Peripheral hoggin paths would form pedestrian links into the central development, outside the woodland buffer areas. An improved pedestrian and cycle route is proposed as part of the upgrade to the existing Public Rights of Way, crossing this area.



A BEAUTIFUL
NEW PUBLICLY
ACCESSIBLE
COUNTRY PARK
WHICH WILL BE
OPEN TO EVERYONE



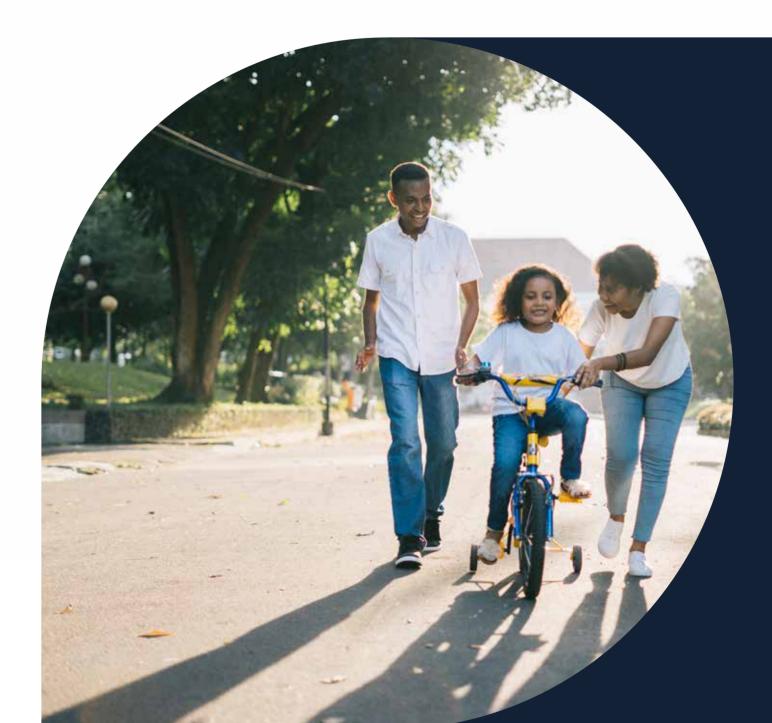
THE COUNTRY
PARK WILL MAKE UP
AROUND 70% OF
THE SITE (ABOUT 80
HECTARES)

Play

Provision



THE CREATION OF A SYMPATHETIC NATURAL ENVIRONMENT



IMPROVED PUBLIC RIGHTS OF WAY AND FOOTPATH CONNECTIONS THROUGHOUT

