

SANDLEFORD PARK, EAST

WELCOME

WELCOME TO OUR COMMUNITY DROP-IN EVENT FOR SANDLEFORD PARK EAST

Following the grant of outline planning consent, we have turned to the next stages in the development process, namely providing detailed technical information to satisfy a number of conditions before proceeding with the detailed design and layout of the scheme.

The purpose of this event is:



To provide an opportunity for residents to meet with the project team



For us to highlight what has been approved under the outline consent



To update you on what the project team has been working on since the grant of consent and explain our next steps.

Bloor Homes

Bloor was founded in 1962 by John Bloor. We have 60 years continuous experience in developing major housing schemes across the UK.

As a family-run housebuilder, our team of highly skilled craftspeople ensure care and attention goes into every one of our homes.

We give detailed consideration to the areas in which we build. To design high quality places that provide a variety of homes for everyone, making every effort to preserve natural features and protect wildlife.

Our strong commitment to create thriving communities, that our customers are proud to call home and that we would love ourselves or family and friends to live in, is what has always driven us. It's why we're proud to be a five-star housebuilder and why we're dedicated to creating better life experiences - one home at a time.

This is intended to be an informal update event. Bloor Homes, along with the technical team, are on hand to answer your questions.

Scan to find out more about Bloor Homes



BLOOR HOMES[®]

SANDLEFORD PARK, EAST

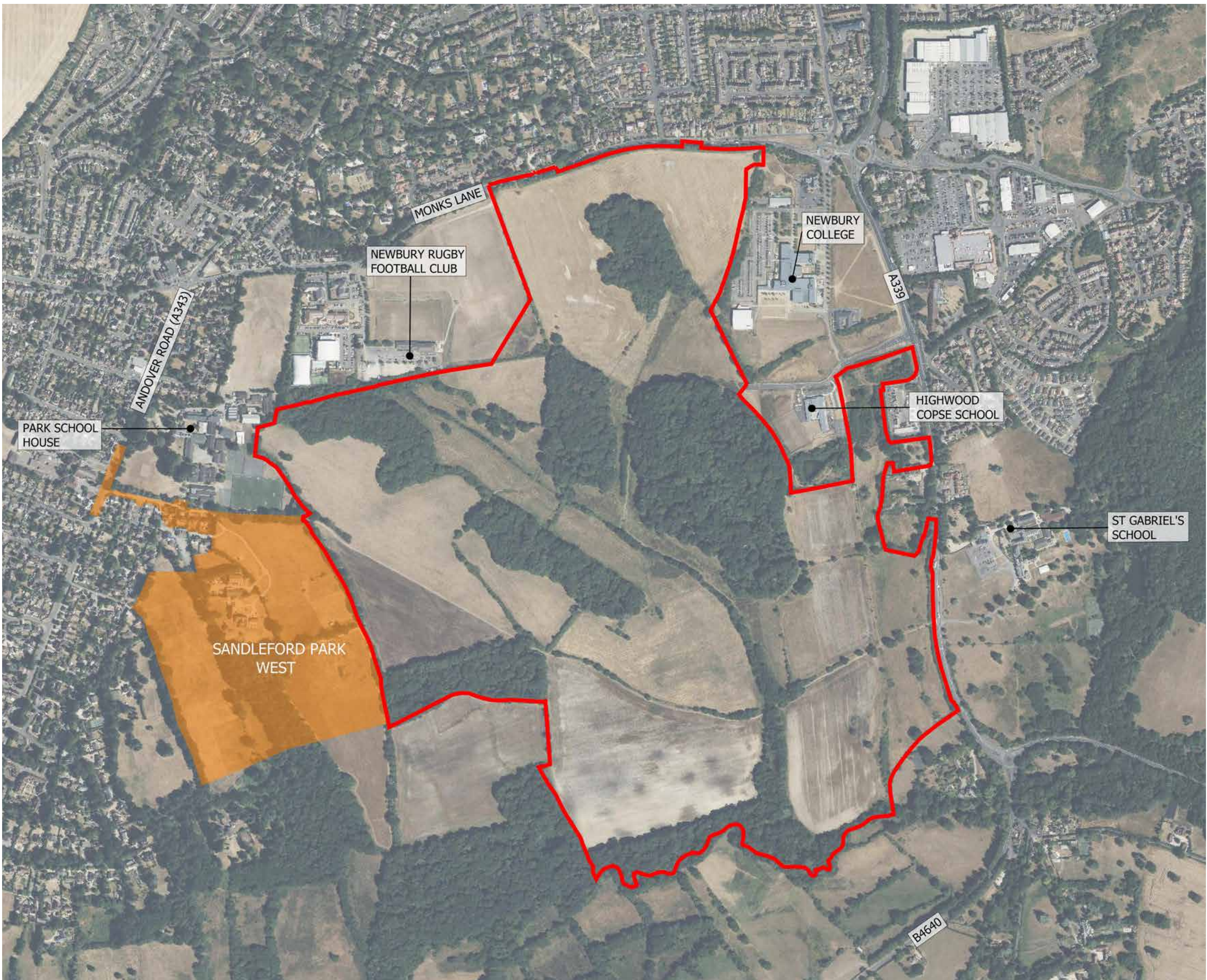
BACKGROUND

PLANNING CONTEXT

Sandleford Park East is allocated as a strategic location for new homes and parkland.

Outline Planning Consent for Sandleford Park East was granted in May 2022 by the Secretary of State for Levelling Up, Housing & Communities.

Sandleford Park West is subject to separate ownership (Donnington New Homes) and is subject to its own planning application and access off Warren Road. Bloor Homes is not reliant on the separate development at Sandleford Park West, and it will not prejudice the comprehensive delivery of Sandleford Park East.



Map demonstrating the site boundaries of Sandleford Park East and Sandleford Park West



Meeting local need

West Berkshire Council has identified a requirement for around 9,000 new homes over the next 15 years to meet the needs of local people.

Sandleford Park East is recognised as one of the strategic sites capable of delivering these homes and supporting infrastructure.

The Outline Planning Consent for Sandleford Park East establishes the principle of development and means of access, along with required improvements to the highways network and local infrastructure.



Sustainability

All homes will be designed with a sustainability first approach to meet national and local energy policies.

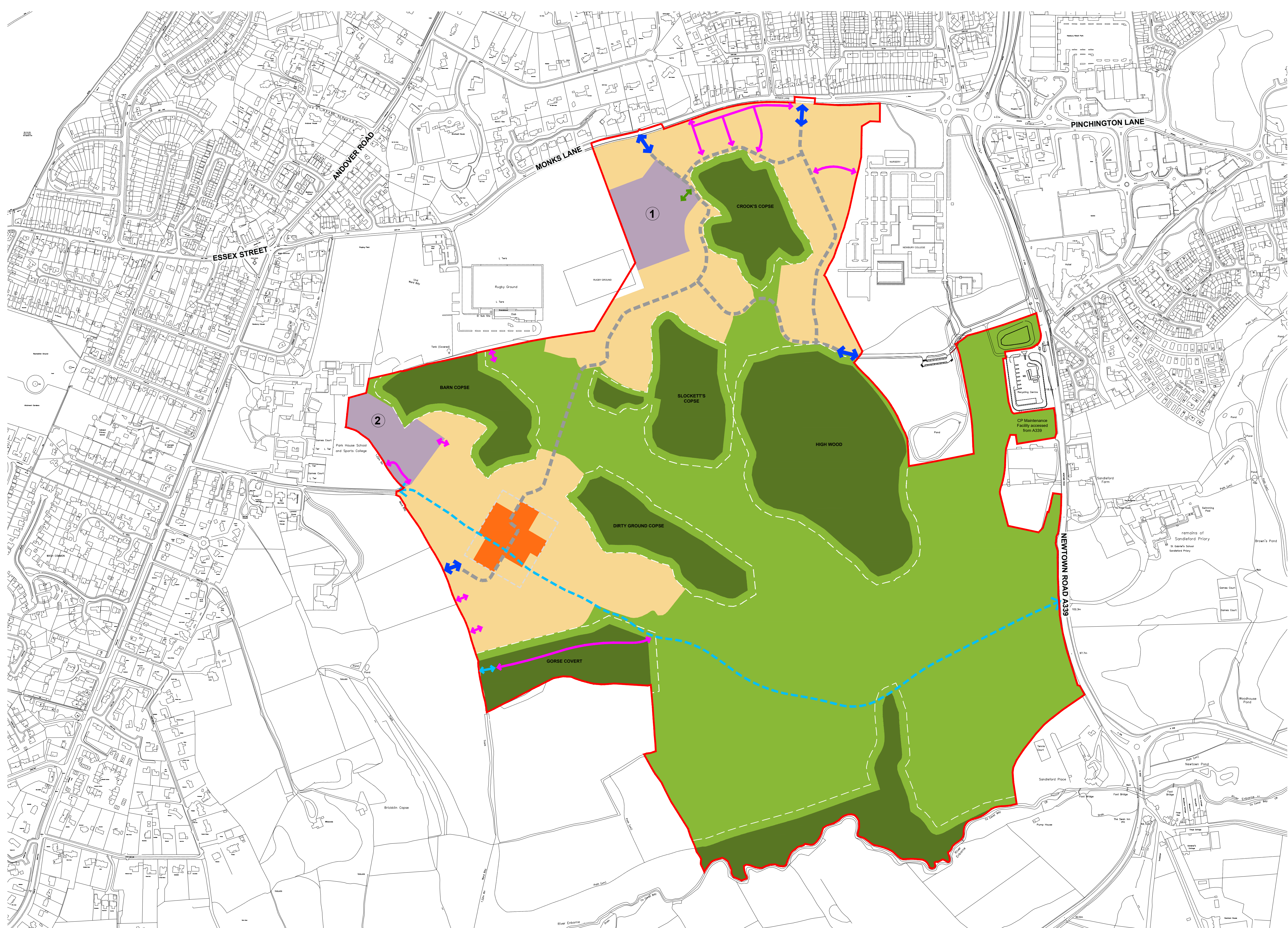
Homes will be built with high-quality materials, and high standards of insulation to reduce heat loss and energy consumption. Bloor have committed to building homes to the next stage of building regulations (Future Homes Standard) from the first home.

It is our intention that there will be no gas on site serving homes and low-carbon heating will be provided through the use of systems such as air source heat pumps.












Bloor are working with West Berkshire Council, aligning with their Environment Strategy 2020-2030 to reduce the carbon impact of the development and to assist in the council's target of carbon neutrality by 2030.

SANDLEFORD PARK, EAST

THE OUTLINE PLANNING CONSENT



Map demonstrating land use and access for Sandleford Park East

 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  Potential Future Link with 1FE School	 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
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Up to 1,000 homes, 40% of which will be affordable homes (available at discounted rent or shared ownership).

It is envisaged that around 800 homes will be delivered, based on the technical work undertaken



Building to Future Homes Standards



A new publicly accessible Country Park, totalling 70% of the site (around 80 hectares)



Offsite highway improvements



Land for a new two-form entry primary school and financial contributions towards Park House Secondary School as well as expansion land



Two new means of access onto Monks Lane



Creation of a local centre to provide new shops and amenities

SANDLEFORD PARK, EAST

NEXT STEPS

Thank you for attending our community drop-in session today. We hope that you found the information provided helpful. The project team are on hand to answer your questions.

Next Steps

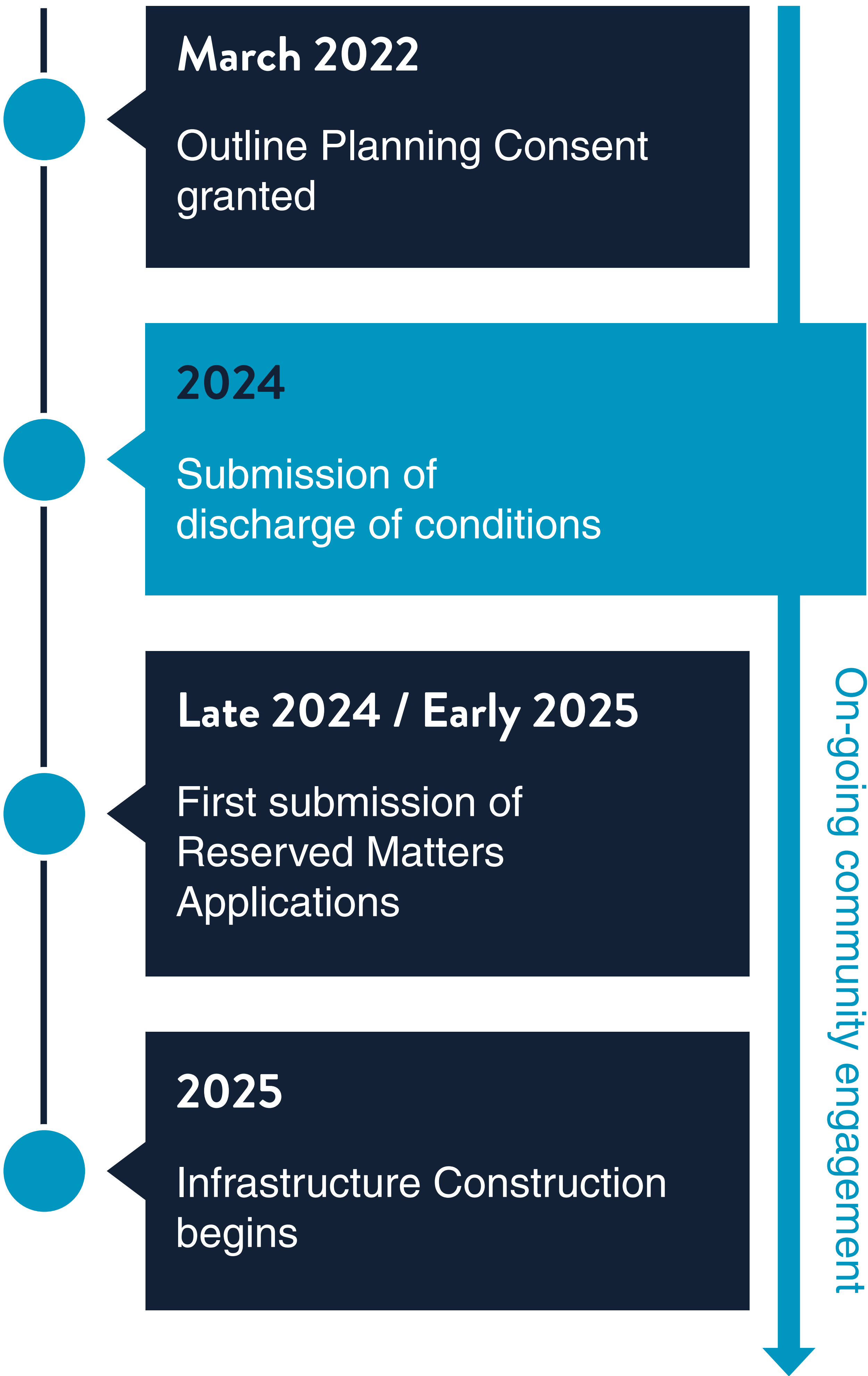
Over the coming months and years, we will engage with our neighbours and the wider community, to ensure that we create the homes and environment that they and their family and friends would wish to live in.

Each consultation will be widely advertised by Bloor along with the help of local community groups. If you would like to receive regular updates, please sign up to our newsletter below using the QR code or let us know via the feedback forms provided.



Scan here to sign up to our newsletter!

Our Indicative Timeline



Contact us



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Freepost CRATUS COMMUNICATIONS

(No further address details or stamps required)

