

Housing Site Allocations - Newbury and Thatcham Spatial Area 3

3 Housing Site Allocations - Newbury and Thatcham Spatial Area

3.1 The Newbury and Thatcham area includes not only the two towns but the surrounding area, including the parishes of Greenham, Enborne, Shaw-cum-Donnington and parts of Speen and Cold Ash. Newbury is the main town and administrative centre for the District, with a wide range of retail, employment, leisure and community services and facilities. Thatcham has a more modest level of facilities and has experienced rapid housing growth over the last few decades. Both towns are surrounded by attractive countryside and the area has a number of important environmental and heritage assets including ancient woodlands, local wildlife sites, SSSIs and, in the case of Newbury, a designated battlefield site.

3.2 The Core Strategy sets out a housing requirement for the spatial area of approximately 6,300 new homes between 2006 and 2026. At March 2013 the completions and outstanding commitments (homes with planning permission or allocated for development) left a remaining requirement of approximately 1,100. The number needing to be allocated is reduced by taking account of permissions granted since March 2013, sites within the settlement boundary that have been identified in the Strategic Housing Land Availability Assessment (SHLAA), office sites that have been identified for conversion to residential use through permitted development and by the inclusion of a modest windfall allowance.

3.3 Newbury is the main focus for housing growth over the plan period with new housing development to be integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure, as outlined in the Infrastructure Delivery Plan. Strategic sites have already been allocated at Newbury Racecourse, where development is well underway, and at Sandleford Park. There is significant potential on previously developed land, particularly in the town centre and periphery, including the Market Street site which will see the development of an “urban village” linking the railway station to the town centre.

3.4 Thatcham has been identified for more limited growth. The Core Strategy requirement is for approximately 900 new homes over the plan period and at March 2013 over 800 had already been completed or had planning permission. The Core Strategy identifies Cold Ash as a Service Village where some limited development would be appropriate.

Newbury

3.5 There have been a significant number of sites promoted for housing in the Newbury area. The SHLAA assessed 34 sites as potentially developable. Some of these are in Protected Employment Areas which will be reviewed in the new Local Plan following an objective assessment of the needs for housing and employment growth. These sites, including the London Road Industrial Estate, have not therefore been assessed for potential allocation as part of this Housing Site Allocations DPD, although they may add some flexibility to the strategy in the medium to longer term.

3.6 The number of sites promoted meant that choices needed to be made through the site selection process. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.

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Preferred Options

Preferred Option 1

Land north of Newbury College (SHLAA site reference NEW012)

This site, immediately to the north of Newbury College, is just under a hectare in area and could accommodate approximately 23 dwellings. The site is adjacent to the strategic site at Sandford Park, in a location close to local facilities and services and to open space. There are a number of walking and cycling routes from the site into Newbury town centre and a regular bus service.

It is proposed that the scheme will be developed for medium density housing with a mix of dwelling types and sizes including affordable housing. The site will be sensitively designed to enhance the gateway into Newbury from the south and take into account development at Sandford Park. Access could be obtained from Monks Lane via the existing roundabout.

Preferred Option 2

Land at Bath Road, Speen (SHLAA site reference NEW042)

This site covers an area of just over 9 hectares on the north western side of Newbury adjacent to existing residential development and is proposed for development of slightly over 100 new homes, with extensive open space in the western part of the site. The site is within walking distance of the town centre and there are regular bus services into Newbury.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. The site is adjacent to Speen Conservation Area and will need to be sensitively designed. The site also has archaeological potential which will need to be further assessed. Speen allotments will need to be retained or re-provided.

The site promoters have already held a public consultation exercise on the development of the site and carried out further technical work in response to the consultation process, including consideration of the potential to relocate the allotments and of access to the site, which is proposed from Bath Road and Lambourn Road. Access from Station Road would also improve the permeability through the site.

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Preferred Option 3

Land at Coley Farm, Stoney Lane (SHLAA site reference NEW045)

This site to the north east of Newbury covers an area of 3.6 hectares and could accommodate approximately 75 new homes. The site is adjacent to existing housing and to local amenity space with open farmland to the north and farmland and ancient woodland to the east. There are regular bus services to Newbury and Thatcham although the existing bus stops are some distance from the site.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. The site will be sensitively designed to protect the character of this part of Newbury. Access is proposed from Stoney Lane although the lane would need to be widened and footpaths provided. An extended Phase 1 Habitat Survey would be required as there is the potential for birds and reptiles on the site.

Preferred Option 4

South East Newbury, Land to the north of Haysoms Drive and land adjoining Equine Way (SHLAA site reference NEW047D)

This site, between the Newbury and Greenham settlement boundaries, part of a former landfill site, covers an area of almost 10 hectares and is proposed for development of approximately 120 new homes on two parcels of land. Many facilities, including retail, employment and schools are within walking distance and there are regular bus services close by to a number of destinations, including Newbury and Basingstoke. The site is close to open space at Greenham Common, the proposed country parkland at Sandford Park and sports facilities at Newbury Rugby Club.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. It is proposed that a large arc of open space would be managed as a habitat for local wildlife, providing footpaths and cycleways and retaining an element of separation between Newbury and Greenham. This open space would need to be retained for the existing colony of great crested newts and managed in perpetuity.

The traffic impact of the scheme would need to be assessed by a Transport Assessment. The routes in this area, particularly Greenham Road, are often congested during peak travel times and the development at Sandford Park will also impact on traffic in this area.

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Preferred Option 5

South of Warren Road (SHLAA site reference NEW104)

This is a small site of approximately a third of a hectare, currently used as a vegetable plot ancillary to a residential property. It is well related to Wash Common, is adjacent to the allocated strategic site at Sandford Park and could provide a continuation of the proposed residential development in this location.

It is proposed that the scheme be developed at a relatively low density in keeping with the existing residential development and that proposed in the adjacent area of Sandford Park. The site could deliver approximately 5 new dwellings.

Preferred Option 6

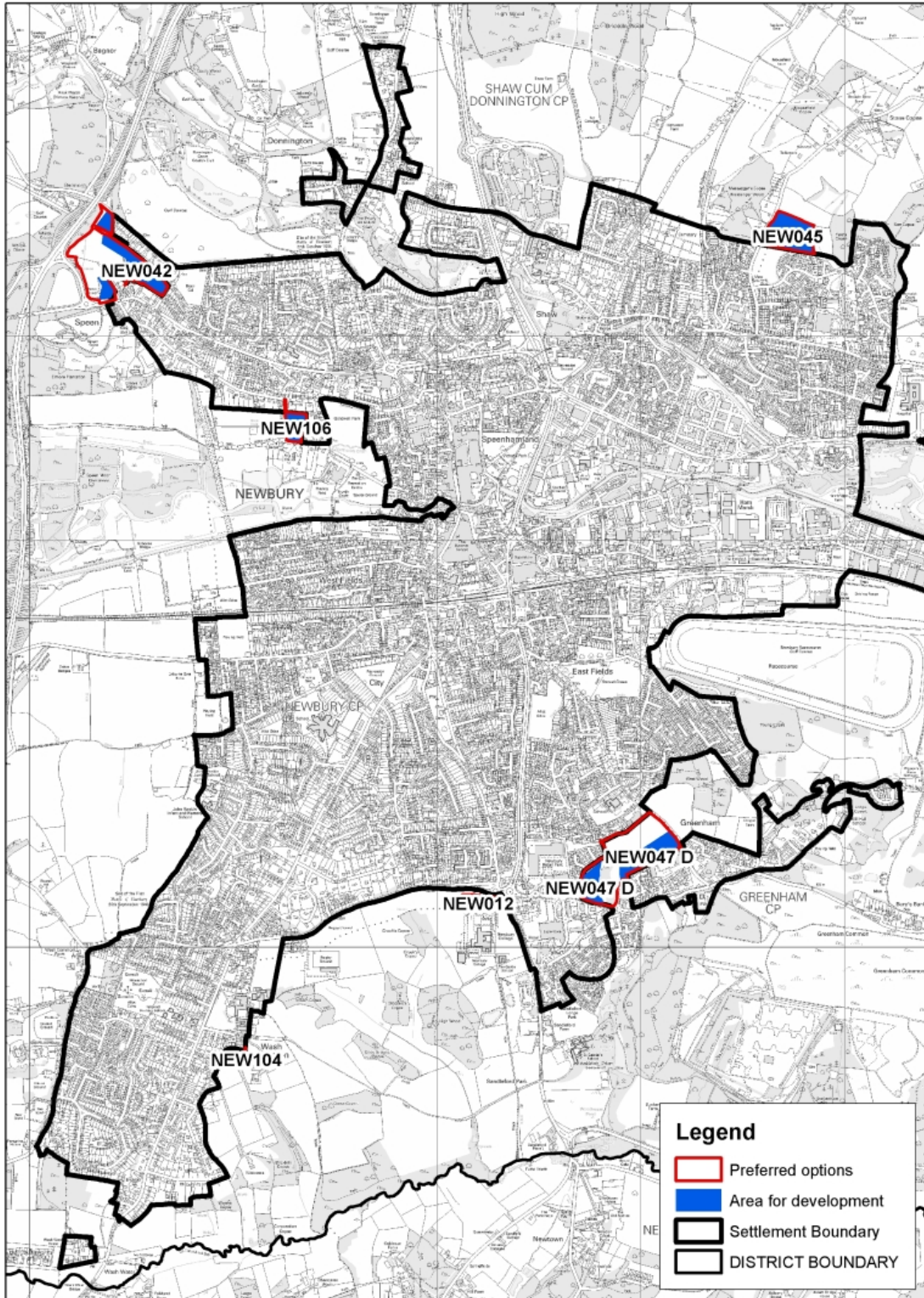
Land at Moor Lane Depot (SHLAA site reference NEW106)

This site of just over a hectare could accommodate a development of approximately 40 dwellings. The site is in a very sustainable location, within easy walking distance of the town centre and close to open space and leisure facilities at Goldwell Park and Northcroft Leisure Centre.

It is proposed that the scheme be sensitively developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. Existing access to the site by car is poor; access would be obtained via Hill Road which would need to be widened and improvements may be required to the Speen Lane junction.

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Preferred Options - Newbury



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London Road Industrial Estate: Proposed Future Allocation

3.7 The redevelopment of the London Road Industrial Estate is a long held vision of the Council, who has now confirmed a development partner to work with. The site has scope for comprehensive regeneration during the next 15 years in order to maximise the potential of the site, which at present is not efficiently laid out and does not provide an attractive environment for modern day use.

3.8 A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site, including the potential to provide a high quality office environment to supplement current office provision in Newbury Town Centre and to attract inward investment. This would positively respond to the imbalance in employment uses identified within the adopted Core Strategy.

3.9 The wider site, both that within the protected employment area and that outside, has potential for mixed use development, including a mix of employment generating uses, and opportunities to provide residential development which could deliver additional homes in an attractive and sustainable environment within walking distance of Newbury town centre.

3.10 The site also has potential to provide other improvements in terms of access by opening up the London Road Industrial Estate to the A339, as well as environmental benefits utilising the site's location adjacent to the canal.

3.11 A comprehensive masterplan for the site is currently being prepared. Due to the timing of this, it is not yet possible to identify the site for allocation. It cannot therefore contribute to the delivery of housing numbers within the DPD. However, it is proposed to identify the site as an area for future allocation – in order to make clear the Council's intentions and to add further potential flexibility into the housing provision. It is expected that this site will come forward as part of the new Local Plan, which will also include a review of employment land.

Newbury Settlement Boundary

3.12 It is proposed that the settlement boundary of Newbury will be extended to include the areas where development is proposed. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 1 Site Options considered and rejected (excluding sites in Protected Employment Areas or within the settlement boundary) (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
NEW001	Land at Long Lane	142	<ul style="list-style-type: none"> Significant risk and history of flooding, both surface water and groundwater. Lies within the possible area of the 2nd Battle of Newbury Pylons run across the site.
NEW008	Land adjoining Mencap Respite Centre, Pinchington Lane	4	<ul style="list-style-type: none"> Only small area of the site proposed for development. Significant Ecology concerns relating to the pond on the site which is a breeding site for Newts.

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Site Reference	Site Name	Development Potential	Key Reasons for Rejection
NEW010	Land at Long Lane, Shaw	85	<ul style="list-style-type: none"> • Significant risk, and history, of surface and groundwater flooding • Lies within the possible area of the 2nd Battle of Newbury
NEW011	Land adjacent to Oxford Road	23	<ul style="list-style-type: none"> • Significant flood risk – half of the site lies within Flood Zone 3. • Within a local wildlife site • Adjacent Special Area of Conservation and Site of Special Scientific Interest
NEW019	Land at Sandpit Hill /Andover Road	195	<ul style="list-style-type: none"> • Poor relationship to Newbury • Southern part of the site lies within Flood Zone 2. • Lies within a surface water flood risk area. • Contains a UKBAP woodland.
NEW031A and B	Land at Shaw, west and east of A339 (North Newbury)	550	<ul style="list-style-type: none"> • Whole site is not required and contrary to the framework for the preparation of the DPD. • Landscape impact • Flooding • Impact on heritage assets • Impact of dual carriageway running down middle makes an integrated, cohesive scheme on both sides of the road difficult.
NEW040	Land south of Kimbers Drive, Speen	10	<ul style="list-style-type: none"> • Steep slope • Ecological impact • Medium/high landscape sensitivity • Within conservation area
NEW047 B	South East Newbury	69	<ul style="list-style-type: none"> • Adjacent to ancient woodland • Great Crested Newts on part of site • Site, if developed along with NEW047D, would reduce gap between Newbury and Greenham although proposed development area retains green corridor between the two settlements
NEW047 C	South East Newbury	84	<ul style="list-style-type: none"> • Impact on Landscape character and views over Newbury • Adjacent to Ancient woodland • Great Crested Newts on part of site • Site, if developed along with NEW047D, would reduce gap between Newbury and Greenham although proposed

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Site Reference	Site Name	Development Potential	Key Reasons for Rejection
			development area retains green corridor between the two settlements
NEW108	Land at Wildwoods, Kendrick Road, Wash Common	69	<ul style="list-style-type: none"> • Within Local Wildlife Site • Flooding • Number of trees on site means that the area considered developable is poorly related to the existing settlement and small
NEW103	Sanfoin, Sanfoin Cottage, Garden Close Lane, Newbury	50 - 90	<ul style="list-style-type: none"> • Within area of surface water flood risk although no evidence that the site has ever flooded. • Medium/high landscape sensitivity • Improvements to access required if site developed • Adjacent to Sandleford Park – significant development already allocated in the area
NEW105	Land at Yates Copse	45	<ul style="list-style-type: none"> • Topography • Access proposed from Waller Drive • Surface water flooding (parts of site only) • Proximity to Ancient Woodland

Thatcham

3.13 There have been a significant number of sites promoted on greenfield land adjacent to Thatcham. The SHLAA assessed 11 sites as potentially developable. The Core Strategy does not, however, identify Thatcham for significant growth in this plan period. The role of Thatcham and its potential for strategic level development which can deliver infrastructure, such as schools and community facilities, will be considered through the preparation of the new Local Plan.

3.14 The number of sites promoted meant that choices needed to be made through the site selection process. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.

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Preferred Options

Preferred Option 7

Lower Way (SHLAA site reference THA025)

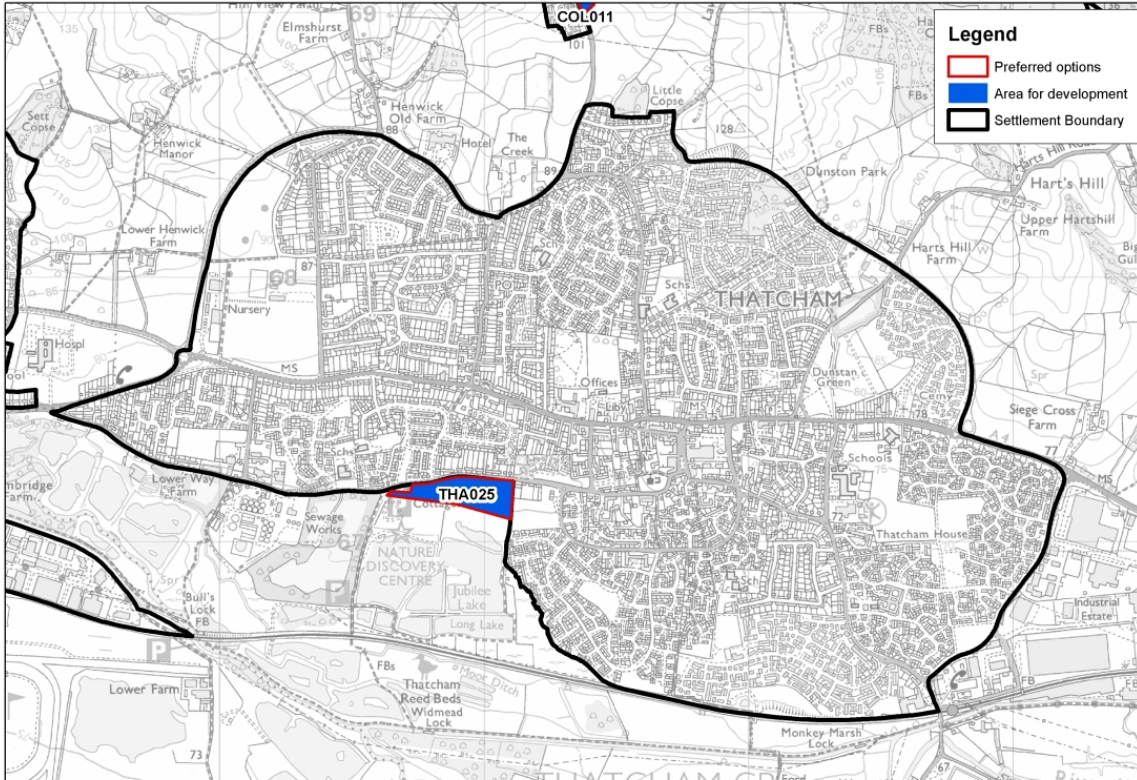
This site of approximately 4 hectares at Lower Way is in agricultural use and could accommodate approximately 87 new homes. It is close to Thatcham town centre, with its range of services and facilities, and there is a regular bus service close to the site on the A4 that connects Thatcham with Newbury and Reading.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. The site forms part of the Thatcham Moors Nature Reserve although it does not contain any protected species related to the nature reserve that would prevent development. The proposed development would incorporate an area of public open space/ landscape buffer to the countryside to the south.

The site would be accessed from Lower Way and the impact of additional traffic generation may be limited but would need to be assessed via a Transport Assessment.

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Preferred Options - Thatcham



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Thatcham Settlement Boundary

3.15 It is proposed that the settlement boundary of Thatcham will be extended to include the area where development is proposed. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 2 Site Options considered and rejected (excluding sites within the settlement boundary). See Appendix 3 for maps of sites.

Site reference	Site Name	Development Potential	Key reasons for Rejection
THA007	Land at Harts Hill, Harts Hill, Thatcham	450	<ul style="list-style-type: none"> Thatcham only needs small amount of development over plan period – potential on site greater than required Rural character Site separated from built form by Floral Way Potential for flooding (topography and site is adjacent area of surface water flood risk) High archaeological potential Overhead power lines

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Site reference	Site Name	Development Potential	Key reasons for Rejection
THA008	Land at Siege Cross Farm, Thatcham	353	<ul style="list-style-type: none"> • Thatcham only needs small amount of development over plan period – potential on site greater than required • Flooding • Protected species present on site • Rural character • Site separated from built form by Floral Way • High archaeological potential • Overhead power lines
THA011	Land to the north of Bowling Green Road, Bowling Green Road, Thatcham	255	<ul style="list-style-type: none"> • Thatcham only needs small amount of development over plan period – potential on site greater than required • Some distance from centre of Thatcham • Limited public transport options • Flooding • Rural in character • Part of site a Local Wildlife Site • Archaeological potential – further investigation required
THA014	Land at Regency Park Hotel, Thatcham	42	<ul style="list-style-type: none"> • Some distance from centre of Thatcham • Limited public transport options • Flooding
THE019	Land at Little Copse, Thatcham	72	<ul style="list-style-type: none"> • Flooding (part of the site required for flood elevation works) • Some distance from centre of Thatcham • Limited public transport options • Rural character • High landscape sensitivity
THA024	Land at Harts Hill Farm, Thatcham	138	<ul style="list-style-type: none"> • Thatcham only needs small amount of development over plan period – potential on site greater than required • Flooding • Rural character • Site separated from built form by Floral Way • High archaeological potential – further investigation required
THA027	The Creek, Heath Lane	41	<ul style="list-style-type: none"> • Site some distance from Thatcham centre

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Site reference	Site Name	Development Potential	Key reasons for Rejection
			<ul style="list-style-type: none"> • Detached from existing settlement boundary • Within wider area of archaeological potential – further investigation required
THE028	Land north of Floral Way and East of Harts Hill Road	103	<ul style="list-style-type: none"> • Thatcham only needs small amount of development over plan period – potential on site greater than required • Good access to local facilities and services • Site has rural character • Separated from built form by Floral Way

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Cold Ash

3.16 There have been a number of sites promoted for housing in Cold Ash. The SHLAA assessed 5 sites as potentially developable. Information on the choices that were assessed is set out in full in the SA/SEA Environmental Report. Site and includes details about the sites which have been discounted through the site selection process.

Preferred Options

Preferred Option 8

Land at Poplar Farm (SHLAA site reference COL002)

The site is located on the edge of Cold Ash and is well related to the existing settlement. It is accessible for the services within the village and there is a two hourly bus service which links the village to Newbury and Tilehurst. The site could accommodate approximately 20 dwellings on a site which is partly previously developed land.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. The site will need sensitive design as there is a listed building on the site.

The existing access serving Poplar Farm is narrow but there may be potential for access south of Orchard End.

Preferred Option 9

St Gabriel's Farm (SHLAA site reference COL006)

This is a small site of approximately half a hectare adjacent to existing residential development on the Ridge. The site is quite close to local services and facilities within the village.

It is proposed that the site be developed at low density, reflecting the adjacent residential development. Approximately 6 houses fronting on to The Ridge could be accommodated with access via private driveways

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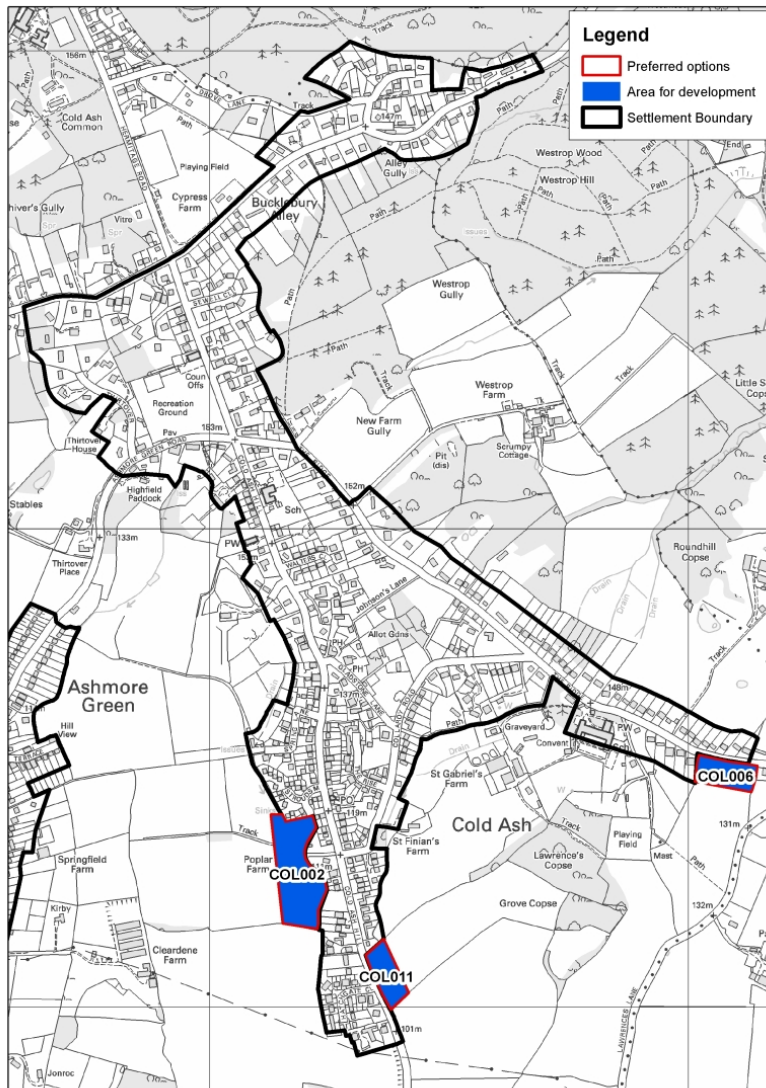
Preferred Option 10

Land at Cold Ash Hill (SHLAA site reference COL011)

This site is another small site of approximately half a hectare, adjacent to existing residential development on Cold Ash Hill. It is close to local services and facilities within the village. An archaeological assessment may be required.

It is proposed that the site be developed at low density, reflecting the adjacent residential development. Approximately 6 houses could be accommodated with access via private driveways onto Cold Ash Hill.

Preferred Options - Cold Ash



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Settlement Boundary

3.17 It is proposed that the settlement boundary of Cold Ash will be extended to include the area where development is proposed. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 3 Site Options considered and rejected (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
COL004	Liss, Cold Ash Hill	27	<ul style="list-style-type: none"> • Poorly related to existing settlement • Significant changes in topography across the site • Potential adverse impact on the setting and separate identities of Cold Ash and Ashmore Green • Potential conflict with the VDS which notes that there are notable views from St. Marks Churchyard • Flooding • Phase 1 Habitat Survey and bat survey required
COL010	Land at Westrop, The Ridge	24	<ul style="list-style-type: none"> • Within AONB • Landscape Assessment indicates potential harm to AONB landscape. • TPO designations along boundary of site