



Niko Grigoropoulos,  
Case Officer  
West Berkshire Council  
*By email from BGT*

*26 August 2020*

Dear Sir/Madam,

**20/01238/OUTMAJ Sandleford Park, Newtown Road, Newtown, Newbury**

**Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; and new open space including the laying out of a new country park.**

**Additional comments from Berkshire Gardens Trust**

We raised concerns in July 2020 about the design of the valley crossing. At the time we noted that Appendix F of the Transport Assessment shows in cross section a wide highway 17m wide. We omitted to point out that the base of the embankment, using the same cross section, would be up to 42m wide. The resulting width also confirms that this would be a wholly inappropriate structure of no aesthetic merit; would be out of keeping with the historic landscape character of the valley; and would detract from the objectives of the Country Park in landscape and heritage terms.

Yours sincerely,

*Bettina Kirkham*

Bettina Kirkham DipTP BLD CMLI  
BGT Chair.

cc: The Gardens Trust