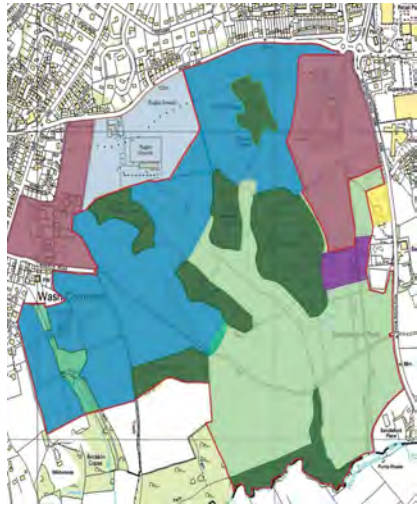


# 2,000 HOMES FOR MONKS LANE/SANDLEFORD – WHAT'S IT ALL ABOUT?



## WHERE IS IT?

Sandleford is in South Newbury just off Monks Lane. The site encompasses a large swathe of land from Monks Lane (between Newbury College and the Rugby Club) going behind the Club before heading south to Garden Close Lane and occupies about 1/3rd of the land between the A339, the A343 (Andover Road), and the River Enborne. The area contains ancient woodlands as well as a sensitive and bio-diverse floodplain to the Enborne. See: <http://sn.im/sandlefordmap>

## WHY DO THE COUNCIL WANT TO BUILD THERE?

There is a housing shortage in Newbury and West Berkshire Council has undertaken to build 5,400 homes, by 2026, to meet this shortage. However in order to get past the Planning Inspector they need to have surety that suitable land sites are available to deliver this number of homes within the given time scale. The Council claims that building 1,000 houses on Sandleford, with a further 1,000 held in reserve, in addition to the 1,500 homes at the Racecourse gives them this surety.

## WHAT IS WRONG WITH BUILDING THERE?

The Council's plans mean that over 4,000 homes could be built in south Newbury by 2026 that is 75% of the town's housing needs. 2,000 of these homes are already committed through the Racecourse and other infill developments.

Sandleford is out of town. It is at the top of a long hill between Wash Common and Greenham. Residential access will be two lanes on to Monks Lane that Council Officers admit will create "a huge cul-de-sac...[that] is not great".

Its distance from the town centre and lack of local employment means car journeys for workers, commuters and shoppers. There are no plans for new parking spaces to cater for this. The Kennet Centre Car Park is at capacity so more people will be driving north to access the town. This on a road network that is already congested and where pollution levels are above EU limits.

The Council plans to mitigate the impact on the transport infrastructure by pushing traffic out onto the A34 either at Tot Hill or via the A343. Part of the 'encouragement' for people to avoid Newbury includes converting the Sandleford Link into single carriageway in both directions. We believe that this will only exacerbate Newbury's transport issues.

## ARE THERE ALTERNATIVES?

There is no need for a residential development on this scale in Newbury. There is scope to release low grade, employment protected, brown field sites for mixed use development. They could form the heart of a vibrant inner town community within easy walking distance to all Newbury's facilities. We have already identified sites that could take 750 units. The remaining housing requirement could be met with smaller developments that would have less impact on any one area of town and provide less stress to the transport network. The Council could put in place an infrastructure delivery plan that all future developments would then be obliged to contribute to.

## WHAT NEXT?

West Berkshire Council approved the current Core Strategy and their response to the December consultation on 14<sup>th</sup> February 2012. This document now goes to the Planning Inspector for him to review. He may or may not call for public hearings where further evidence can be presented. His findings will be published probably in late April/early May.

The Planning Inspector could rule in a number of ways: that the process used to choose development sites was flawed and instruct the Council to start again; to accept the Core Strategy in main but rule out certain sites for development; or to accept that the Council has taken all steps necessary to come to a sound decision and accept the Core Strategy as presented. In the latter scenario the first houses could appear at Sandleford as soon as 2016, subject to any judicial review by developers whose sites were excluded from the Core Strategy.

## WHAT CAN I DO?

We need to show the Council and the Planning Inspector that there is considerable opposition to their proposals for Sandleford and that their constituents believe Sandleford is the wrong solution:

- 1] Put this poster in a prominent position to show your support**
- 2] Print and sign our petition and get others to as well (Please check with us as to whether your area has been covered)**
- 3] Encourage people outside of West Berkshire to sign the on-line petition at [www.change.org](http://www.change.org) (search for Watership Down)**
- 4] Join our campaign by visiting: [www.saynotosandleford.org.uk](http://www.saynotosandleford.org.uk)**
- 5] Volunteer to help our campaign by contacting Peter Norman: [peter@saynotosandleford.org.uk](mailto:peter@saynotosandleford.org.uk)**



Say **NO** to

**SANDLEFORD**

*Keep Newbury Green*