

If not Sandlford, then where?

Greener and Better Alternatives to the Sandlford Housing Development

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Introduction

The previous Labour government mandated that 10,500 new homes would be built in West Berkshire in the two decades between 2006 to 2026. Of these, 5,400 will be built in the “Newbury Settlement Area” (which includes Greenham, Newbury, Shaw and Speen). Although the Coalition government has revoked the mandatory nature of this requirement, it is the decision of the local council whether or not to adhere to this requirement and at present West Berkshire council intends to carry out this plan. In what follows, this requirement will be treated as a “given”.

West Berkshire councils states that the Sandlford Housing development is necessary in order that Newbury can meet its required housing quota. This is not true, and in a public meeting on 7 December 2011, Dr Tony Vickers presented an alternative plan. This plan has been criticised by West Berkshire Council on the grounds that it contains (unspecified) factual errors.

The purpose of this document is to provide evidence, *using West Berkshire’s own housing figures*, that Dr Vickers is correct:

There is no need to build on Sandlford; there are better, more sustainable brownfield site alternatives.

The key figures are summarized in slide 10 of his presentation, reproduced below:-

How many homes does Newbury need?

- West Berkshire (2006-2026) – 10,500, of which...
 - Newbury (inc. Greenham, Shaw, Speen) – 5,400
 - 777 completed by 31/3/10
 - 2,564 ‘committed’ (under construction or with planning permission)
 - About 1,059 on identified small sites within settlement
 - $5400 - (777 + 2564 + 1059) = 1000$
 - Leaving ‘about 1000’ needed – i.e. Sandlford allocation (2000) is twice as big as needed!

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The rest of this document explains these figures and shows where they are derived.

Completed Houses (“777 completed by 31/3/10”)

The figure of 777 houses were complete by 31/3/10 is data provided by West Berkshire Council, see “West Berkshire Council Annual Monitoring Report 2010”, at <http://www.westberks.gov.uk/index.aspx?articleid=4148>. The relevant information in Table C.11, reproduced below, which shows how many houses have been built by Parish/Ward on an annual basis:-

Table C.11 Housing Completions and Commitments by Parish 2001/02 to 2009/10

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)									Total build & net commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	
Abingdon	1	-1	0	42	6	2	0	-1	1	32
Ascot	0	0	0	0	0	2	0	2	0	0
Ashampstead	0	0	0	0	0	0	0	0	0	0
Baldon	9	14	1	-6	17	22	3	12	0	15
Beech Hill	0	0	0	0	0	0	0	0	0	1
Bepton	0	0	0	0	0	3	0	-2	1	0
Teatman	0	1	0	-2	2	1	1	0	1	5
Boxford	1	2	-2	5	1	0	-1	1	2	6
Brighthelm	3	2	0	-1	8	-1	2	-2	3	7
Brighton	0	0	0	0	0	2	0	0	1	1
Brighthelm	0	0	0	1	-4	2	4	0	2	0
Buckwary	-1	2	1	1	6	38	0	1	1	7
Burghfield	2	35	4	0	0	1	6	1	7	57
Calone	-	-	-	0	0	0	0	0	0	0
Chadlington	-1	1	0	0	0	0	0	0	1	2
Chilney	3	4	26	32	9	12	-7	-18	-2	82
Old Ash	2	2	30	46	38	36	3	4	4	18
Combe	0	0	0	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	0	4	31	30
East Garsdon	0	0	0	0	2	3	2	0	0	0
East Isley	2	2	1	0	0	3	0	1	0	6
Erdbone	21	1	23	19	0	0	1	-4	3	1
Eyghelton	0	0	0	4	0	-1	1	0	0	0
Farnborough	0	0	0	0	0	0	0	0	-1	1
Farey	0	0	1	0	2	2	2	0	0	0
Frisham	0	2	0	0	0	1	0	0	0	1
Gl Drieford	4	3	4	-4	0	3	0	0	4	1
Greenham	25	21	0	38	164	148	16	1	2	1,512
Hampstead Nomms	0	0	0	-2	2	1	0	11	0	18
Hampstead Nomms	0	0	0	0	1	0	0	0	1	1
Hemling	-1	0	0	2	32	34	151	10	3	6
Hoydonk	-	-	-	3	1	-1	4	0	0	76
Hungerford	0	0	48	17	37	11	2	-4	1	43

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)									Total build & net commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	
Inken	3	1	-2	1	0	-1	0	2	-3	8
Knobury	0	1	4	2	2	4	42	3	3	109
Lambour	36	6	12	15	7	35	8	23	6	44
Leckhamstead	0	0	0	0	0	-1	2	1	11	3
Miagh	0	0	1	0	0	0	2	5	1	4
Newbury	-30	220	252	356	286	275	78	169	72	957
Padworth	0	0	-2	12	-1	12	37	76	14	62
Pangbourne	0	12	25	15	13	6	17	-1	4	19
Pleasmore	0	0	-1	3	-1	5	-1	0	1	3
Purley	16	-2	2	11	34	76	51	0	5	53
Shaw cum Donnington	5	3	2	0	14	3	-4	10	1	21
Speen	0	5	1	8	2	0	1	2	2	14
Stanford Dingley	0	-1	1	0	0	0	0	-1	1	1
Stratford Mortimer	-1	5	16	3	71	61	17	8	5	41
Stratley	0	5	0	0	4	2	2	1	0	5
Sulham	-	-	-	0	1	0	0	0	0	0
Sulhamstead	-1	0	-13	46	35	-2	11	1	1	3
Thotnam	141	56	178	219	147	135	200	132	46	206
Thrale	22	27	0	3	1	-21	0	31	1	396
Tidmarsh	0	0	1	5	-2	0	15	3	1	1
Tidhurst	1	12	-2	20	70	16	0	10	3	52
Upton Nervet	0	0	0	0	1	0	0	0	0	2
Wasing	0	0	0	0	0	0	0	0	-1	-4
Westford	0	0	1	1	0	0	1	1	-5	16
West Isley	-1	2	2	1	0	1	0	0	2	0
West Woodhay	0	0	0	0	2	0	2	0	2	0
Winterbourne	0	-2	0	0	1	0	-2	-2	-1	6
Wootton Bassett	0	1	0	0	0	0	0	0	0	1
Woolhampton	-1	4	0	-1	13	64	9	0	0	1
Yattonson	0	0	0	2	0	0	0	0	0	1
West Berkshire Total	278	456	637	967	1071	1064	683	528	246	3,985

The figures break down as follows:-

	yr 06/07	yr 07/08	yr 08/09	yr 09/10	
Greenham	148	15	1	2	
Newbury	275	78	169	72	
Shaw	3	-4	10	1	
Speen	0	1	2	2	
Total					775

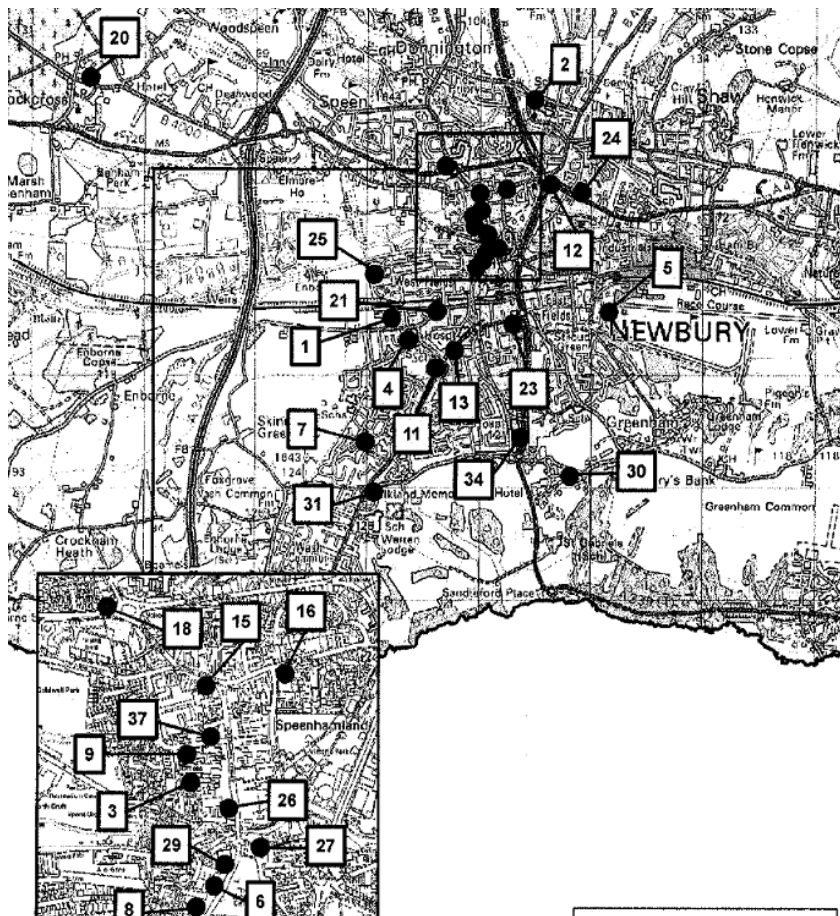
There is a minor discrepancy of 2.

Committed Houses (“2564 committed”, i.e. under construction or with planning permission)

The figure 2564 houses that were either under construction or had planning permission by 1/3/2010 comes from West Berkshire Council. See data source: [Planning Commitments for Housing at March 2010](#) (published by West Berkshire Council), section 3 (“Summary Tables by Parish/Ward”). Planning commitments for the Newbury settlement area are taken from the following wards: Greenham, Newbury, Shaw, Speen, and are as follows:-

Greenham	1572
Newbury	957
Shaw	21
Speen	14
Total	2564

The sites with planning permission or currently under development are shown in the map below. For a key to the map, see original document.



About 1059 on identified small sites within the settlement

This is taken from figures provided by West Berkshire Council. It is partly estimated using the historical rate of infill development (so called “windfall devopments” within the Newbury settlement area over a number of years). It also includes the following:

Parkway	185
Market Street	319
Faraday Plaza	180
Other small sites	375
Total	1059

“Leaving about 1000 houses needed”

Dr Vickers proposes the following alternative:- :

If not Sandleford...

- In addition to Parkway (185), Market Street (319), Faraday Plaza (180+) and numerous other smaller 'brownfield' sites in Newbury, designate "Newbury Town Centre Eastern Periphery" as a Strategic "Broad Location" for 700 homes
- Put 150 more homes at Compton – Institute of Animal Health land
- If "urban extension" is still required in Newbury (150-300 homes), go north not south – it is less unsustainable!

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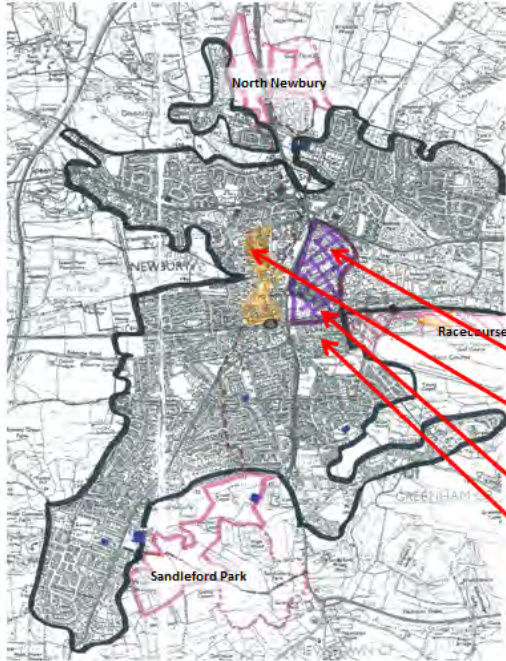
- **designate “Newbury Town Centre Eastern Periphery” as a Strategic “Broad Location” for 700 homes**

The SayNoToSandleford campaign has identified a way of providing 1000 houses on the following brownfield sites, that are suitable for residential development, in central Newbury. They are all more sustainable than Sandleford, being closer to existing high quality public transport provision and the town centre:-

Name	Homes	Comment
London Rd Industrial Estate	550	Excluding Faraday Plaza, which is already counted as “already identified”
Mill Lane (old Travis Perkin site)	50	
Stirling Site	150	This is in addition to 32 already planned. It takes into account the space needed for a relief road.
Bayer	250	Currently under-occupied., lease expires in plan period.
Total	1000	

Map of Alternative sites in Newbury

The Environmentally Sound Alternative to Sandford



West Berkshire Council says it Needs to Build 5,400 houses in Newbury^{1,2}

- 777 were completed between 4/2006 and 4/2010
- 2,564 'already committed' (under construction or with planning permission)
- About 1,059 on identified small sites within settlement
- Remaining need: $5400 - (777 + 2564 + 1059) = 1000$

So about 1000 houses needed

The Sandford Park development (2000) is twice as big as needed!

The Solution: Less Destructive, More Sustainable

London Road Industrial Estate (550 homes)

Bayer (250 homes)

Stirling Site (150 homes)

Mill Lane (50 homes)

Key
Pink outline: proposed strategic development sites
Purple hatching: "Newbury Town Centre Eastern Periphery"
Amber: Newbury Town Centre

Note 1: "Newbury" includes Greenham Shaw & Speen.
Note 2: The figure of 5400 houses built (from 2006 to 2026) is *no longer* mandated by government. The requirement comes from West Berks Council.