

## **Town and Country Planning Act 1990**

### **Appeal under Section 78(1)(a) by Bloor Homes and Sandleford Farm Partnership**

#### **Sandleford Park, Newbury**

#### **APP/W0340/W/20/3265460**

LPA Reference: 20/01238/OUTMAJ

#### **Sandleford Park – Footpaths**

This Note concerning footpaths has been prepared on behalf of the Appellants in response to matters raised during the Trees and Biodiversity Round Table Session in week 2 of the Inquiry.

#### **Design and Access Statement Figure 65, Page 65**

1. Titled: *Indicative plan showing proposed pedestrian and cycle connections*. Key relates to pedestrian/cycle access points (blue dots) which corresponds with Land Use and Access Plan.
2. The Figure shows the proposed indicative street network and hierarchy through the site (taken from Figure 55, page 62), added to which are the proposed footpath routes, and recreation route from the Strategic Landscape and Green Infrastructure Plan (04627.00005.16.632.13). The route of the 'Sandleford Mile' is illustrated on the Strategic Landscape and Green Infrastructure Plan by the "yellow" annotation alongside the footpath route.
3. The Sandleford Mile is described in the Design and Access Statement as part of the footpath route (Section 5.2, 5.5 and Figure 51).
4. It comprises a mile long footpath, made up of individual different elements and characters. In that sense it was intended to be defined just by markers. Its aim is to provide an interesting local path that residents could identify with. It is not intended as a major route of any greater significance than the footpath network more generally, nor is it intended to be a cycleway other than where it is associated with the improvements to the PROW GREE/9.
5. It is described in the Landscape and Green Infrastructure Design and Management Plan (Environmental Statement, Appendix G7, page 4) in the following terms:  
  
*"A route, designated the 'Sandleford Mile', will extend between Monks Lane and Warren Road, to meander through the development site and country park, part follow the route of the existing public footpath, and connect with the proposed new footpath routes. Interpretation boards and wayfaring signage will be located at key points along this route, together with seating areas".*
6. And at page 9 in the following context:  
  
*Management Objectives will seek to "provide a hierarchy of new footpath routes such as the Sandleford Mile and foraging and fitness trails, which are accessible to all members of the community".*

## **Sandleford Park SPD**

7. Character Area CA9 Valley and Wetland Corridor in the SPD (page 81) refers to Pedestrian Routes as follows:
  - pedestrian routes into the woodland areas will provide links to the wider network of pedestrian linkages with the development and through the valley onto the Country Park
  - pedestrian and cycle routes will link the individual parts of the development in a safe, convenient and attractive manner
  - pedestrian routes within the valley will follow the edge of the valley floor to avoid the wetland area to minimise adverse impacts and to allow access to the development areas
  - any changes to landform associated with the pedestrian routes will be sensitive in approach and consistent with the character of the landscape
  - path surfaces will be developed so as not to have any impact on the hydrology of the valley corridor.
8. As shown by the Legend on the Strategic Landscape and Green Infrastructure Plan the Appellants intend that footpaths in sensitive areas will be comprised of a no dig path with surfacing such as gravel or bark, reflecting SPD pictures 40 and 18.
9. Note under Para 4.6.2 of the Design and Access Statement, 3<sup>rd</sup> bullet point refers to “*All footways and cycleways will be well-lit to encourage use, unless in a woodland or ecologically sensitive area where lighting is inappropriate for environmental measures*” (emphasis added)
10. The Strategic Landscape and Green Infrastructure Plan shows the locations of the routes within the Country Park, reflecting its “strategic level”<sup>1</sup>.
11. As required by the SPD, a Detailed Landscape and Green Infrastructure Design and Management Plan<sup>2</sup>, and as proposed by the Appellants, a Design Code, will be prepared pursuant to the grant of outline planning permission that will provide details of *inter alia* non-vehicular access throughout the development including the Country Park. These will be “detailed plans” that define location, alignment, width, design principles, and surfacing etc. This will need to be agreed with the Council as part of the discharge of the relevant conditions.

**18<sup>th</sup> May 2021**

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<sup>1</sup> SPD, page 31

<sup>2</sup> SPD, page 32