

Update from Donnington New Homes

- Plans are not complete and wants to hold back from presenting to the public until fully worked plans are ready to be presented
- Warren Road junction will incorporate a number of safety measures including pedestrian activated crossing points that will improve the safety of an already busy area, wider pavements
- Construction traffic can be limited to school holidays as has plenty of facilities to store build materials and heavy equipment
- Supports the idea of link road further south, but it is outside of SPD so cannot support it in current round however would be keen to promote it in new Local Plan that is due to be articulated towards end of year.
- Reminder that construction is phased and that it will be at least 6 years until the £10m bridge between the north and west of the site is constructed to link the two by which time a new link further south may have been approved and constructed allowing Warren Road to become restricted access.
- Without Warren Road all traffic will come along Monks Lane and up Andover Road without the pedestrian safety measures that proposed junction amendments make.

BASIS OF OBJECTIONS

Must be based on facts and non-compliance of either Core Strategy or SPD adopted Sept 2013 and amended March 2015.

Example:

Houses should be built to be zero carbon, this is no longer a regulation and so becomes an opinion. Govt has stipulated that LAs cannot impose technical housing standards on energy efficiency beyond those set in Building Regs which currently stipulate houses to be built to level 4 (out of 5 levels). For this type of objection one would need to petition Bloor Homes directly and put moral pressure on them.

Housing along Monks Lane does not comply with planning guidance that should maintain its semi rural appearance - this would appear to be a legitimate objection.

Traffic numbers are out of date and assumptions based on an incorrect model - this would appear to be a legitimate objection.

The play areas are situated in the country park and are screened from being overlooked by housing, this presents a safety issue and opens the sites to potential social/criminal problems such as vandalism - this would appear to be legitimate objection.

Sandleford is a beautiful area full of ancient woodlands that should not be despoiled by housing - this is an opinion and carries no weight as the fate of Sandleford was decided under the approval of the Core Strategy by the Planning Inspector in May 2012.

BUT Crooks Copse has been identified as an important Ancient Woodland for its bio diversity but is being surrounded by high density housing with only a 15m buffer protecting it - this would appear to be the basis of a legitimate objection.

LOOKING FORWARD

Proposal to change the name of SayNoToSandleford

Name outdated given where we are with the process and needs to more accurately reflect the group's interests

Newbury Action Group (NAG) - working towards sustainable community development.