

New Public Open Space and Development Masterplan

Summary for Local Representatives and Planning Professionals

Land to the North & South of Pinchington Lane, Greenham, Newbury, Berkshire

Strategic Vision

- Knit together the existing fragmented and disjointed pattern of settlement to create a cohesive community, with a high quality urban park at its heart

Develop a substantial new public open space and multifunctional green infrastructure totalling 26 hectares (considerably in excess of NPFA and FIT standards) in place of an arbitrary and obsolete planning policy designation

- Enhance the area's distinctive character and support a sense of local pride and civic identity (PPS3)

Landscape and Ecology

- Provide attractive parkland landscape with opportunities for informal recreation, such as walking and cycling and the enjoyment of wildlife

Develop a network of open spaces and leisure routes through a necklace of green spaces, linking West Wood, Sandleford Park, Greenham Common and the wider countryside beyond

Secure and protect existing ecology and develop new wildlife habitats to help improve biodiversity and increase species population levels

- Retain and augment landscape features and protect nature conservation assets with carefully planned mitigation and buffer zones

Community Connections

- Exploit the highly sustainable location with extensive retail, leisure and recreation facilities within walking distance of every site within the proposed developments
- Provide new community facilities, convenience retailing and employment opportunities to support the needs of residents
- Enhance bus services and make use of existing transport infrastructure to create a relaxed and safe environment where the private car does not dominate
- Develop an extensive network of new and upgraded footpaths and cycle ways integrated with the surrounding area to offer easy and safe access to: Newbury town centre, educational establishments, shops, local amenities and services, public transport, employment and the surrounding countryside

Integrated Development

- Coordinate the development of eight smaller sites by means of a coherent framework for delivery of more than 500 new dwellings
- Provide a range of new private and affordable housing to meet the needs of an integrated new community
- Develop a highly adaptable and sustainable scheme that fully addresses the government's low carbon strategy
- Comply with the South East Plan's requirement for the site to source ten percent of energy from on-site resources
- Furnish new homes with secure and sheltered cycle parking and ensure all households are within 400 metres of a bus stop