welcome

a new era in the history of aldermaston park
Welcome to this public exhibition of our new plans for Aldermaston Park.

As you may be aware we previously proposed to build 227 new homes in the parkland whilst also converting the Manor House to residential use and demolishing Portland House. Unfortunately issues with the planning application for these proposals could not be resolved to the satisfaction of all stakeholders and was refused planning permission.

We have listened to the concerns raised with the previous planning application and have been developing new proposals that will see both the Manor House and Portland House converted to residential use whilst reinstating the listed buildings and making improvements to the parkland.

The aim of this exhibition is to show you these new plans which we believe will give this historically significant site a sustainable future so that it can be maintained for generations to come.

In the coming weeks, we will be submitting a planning application for the scheme shown. Please let us know what you think using one of the feedback forms.

Thank you
We have undertaken a large number of studies to identify important trees as well as wildlife, including badgers, invertebrates, bats, dormice, great crested newts and breeding birds.

We will be protecting habitats as far as possible and providing alternatives throughout the estate to replace any lost through the development.

The proposed development provides an opportunity to improve the former parkland of the estate, including securing the future of many veteran trees and maintaining existing woodland habitats. In particular, the approach to the landscape includes the restoration of:

- three original tree-lined routes, including Chestnut Avenue, Lime Avenue and Yew Avenue
- the ancient Oak Avenue which will also be extended
- the pleasure gardens

We are taking great care to respect the historic landscape and in many places our scheme will improve the park through enhanced landscaping and clearing choked up woodland.
Our proposals will bring the Manor House back into residential use by converting it to residential apartments. We will also retain and refurbish Portland House for residential use as well build two pavilions which already have planning permission also for residential use.

Oxford House and the cricket pavilion will be demolished. The area of the former cricket pitch will become species rich grassland providing ecological enhancement. The open car park will be retained to provide parking for future residents.

Without these conversions to residential use, the restoration of the Manor House and improvements to the parkland would not be possible. The restoration and ongoing maintenance costs of the site cannot be borne by the conversion of the Manor House alone.
Benefits

Our proposed development will give the Aldermaston Park site a sustainable future; the Manor House will continue to be a valuable heritage asset and the parkland will be removed from the ‘at risk’ register.

A dedicated management company will be created for the site with a full-time on-site manager providing a safe, secure environment which is maintained.

As part of the planning process, we will be paying the Community Infrastructure Levy (CIL) to the local authority. The CIL is intended to be spent on infrastructure that is needed to support the development and can be used for a variety of things including schools, road schemes, health facilities and sports and leisure facilities. A proportion of the CIL payment will be allocated to the Parish Council.
The comments we receive as a result of this exhibition will feed into the application documentation to ensure any that can be addressed as part of the planning process are included.

The application will be submitted to West Berkshire Council in Spring 2019.

Once the application has been received by the Council, it will hold a further consultation during which members of the public will be invited to submit their comments directly to West Berkshire Council.

A decision on the application is anticipated in Summer 2019.

Feedback & next steps

Estimated project timeline

Contact

Feedback form, complete feedback form at event

Write to us at: Aldermaston Park consultation, c/o Turley, The Pinnacle, 20 Tudor Road, Reading, RG1 1NH

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