Watermill Bridge, Newbury

Bewley Homes have acquired land at Watermill Bridge, Newbury which has outline planning permission for up to 270 homes, 82 of which already have full planning permission. This permission has established the principle of development for the new homes, a convenience store, community building, health centre and public open space. A reserved matters planning application is now being prepared for the remainder of the homes on the development, which will present details including the layout of the scheme, landscape design, and appearance of the new homes.

This leaflet briefly presents the draft proposals for the site (outlined in red on plan below, and overleaf) and invites feedback. Feedback received will be taken into account by Bewley Homes as we finalise the reserved matters planning application and develop the proposals with Basingstoke and Deane Borough Council.

The Site

The Site is a former farm located on the southern side of the River Enborne. It sits between the A34 to the west and the A343 (Andover Road) to the east.

The site is fairly flat and slopes gently towards the river. The site is well contained by the A34, mature trees and hedgerow planting. The retention of existing trees and enhancing biodiversity has been prioritised within our design proposals.

Access has been approved via the Andover Road (A343) as a T-Junction with right-hand turning lane, in addition to a new cycleway/footway along Andover Road into Newbury.

Bewley Homes are committed to retaining and enhancing the Public Rights of Way through the site.

Bewley Homes

Since 1991, Bewley Homes have been creating stunning developments forming exciting new communities.

Each street scene, open space or play area has been designed to create the opportunity for lifelong friendships with neighbours and giving families an environment in which they can relax and thrive.

We think carefully about each location and how our homes will settle into the surrounding area.

Indicative CGI examples of proposed new home design

Proposed New Homes

Bewley are keen to ensure the proposals are in line with the parameters approved via the existing outline planning permission.

The reserved matters (RM) application will present the details for the remaining 188 new homes on the site, including:

- 40% of homes as affordable homes.
- A range of terraced, semi-detached and detached houses.
- The new homes will be 2-2.5 storey.
- A mix of 1-bedroom to 5-bedroom homes.
- Homes designed to reflect the local character.
- Use of sustainable drainage systems to manage surface water drainage.
- New areas of public open space including 2 x play areas, 2 x kickabout spaces for informal ball games, allotments, a community garden and a riverside walk.
- A 'mobility hub' with bus stop, electric car hire and secure cycle parking.

The wider outline permission includes a community building, health centre and convenience store to be delivered via separate RM applications.

Your Thoughts

We would welcome any comments or suggestions on the proposals by Friday 26th September 2025. Comments should be sent to our planning consultant, either by e-mail – emily.benstead@tetratech.com or by post – Watermill Bridge Consultation, c/o Planning RPS, 4th Floor, 1 Newhall Street, Birmingham, B3 3NH.

Any comments received will be taken into account by Bewley Homes. Once the application has been submitted to Basingstoke and Deane Borough Council there will be a further opportunity to provide comments to the Council.

Sending an email or letter to the addresses above constitutes your explicit consent for RPS to process your data for the purpose outlined. Your responses will be analysed by RPS on behalf of Bewley Homes PLC. RPS will use any personal information for the purpose of collating feedback made in response to this leaflet. Responses to this consultation may be made publicly available, but any personal information will be kept confidential and not shared outside RPS. Any personal information will be properly safeguarded and processed in accordance with the requirements of privacy and data protection legislation.

ENBORNE ROW
SPRING GARDENS
WASH WATER
WASHWATER
RIVER ENBORNE
EQUIPPED PLAY AREA (450M²)
PROPOSED DIVERTED 3M PUBLIC RIGHT OF WAY (WITH PERMISSIVE CYCLE RIGHTS)
KICK-ABOUT AREA
ECOLOGICAL POND
3M ORBITAL PEDESTRIAN / CYCLE ROUTE
Approved Phase 1
FOOTPATH/ CYCLE LINK
CONVENIENCE STORE
SITE ACCESS
KICK-ABOUT AREA
RENWOOD ROAD
WASH WATER
A34
3M ORBITAL PEDESTRIAN / CYCLE ROUTE
A343 ANDOVER ROAD