

## Policy HSA 4

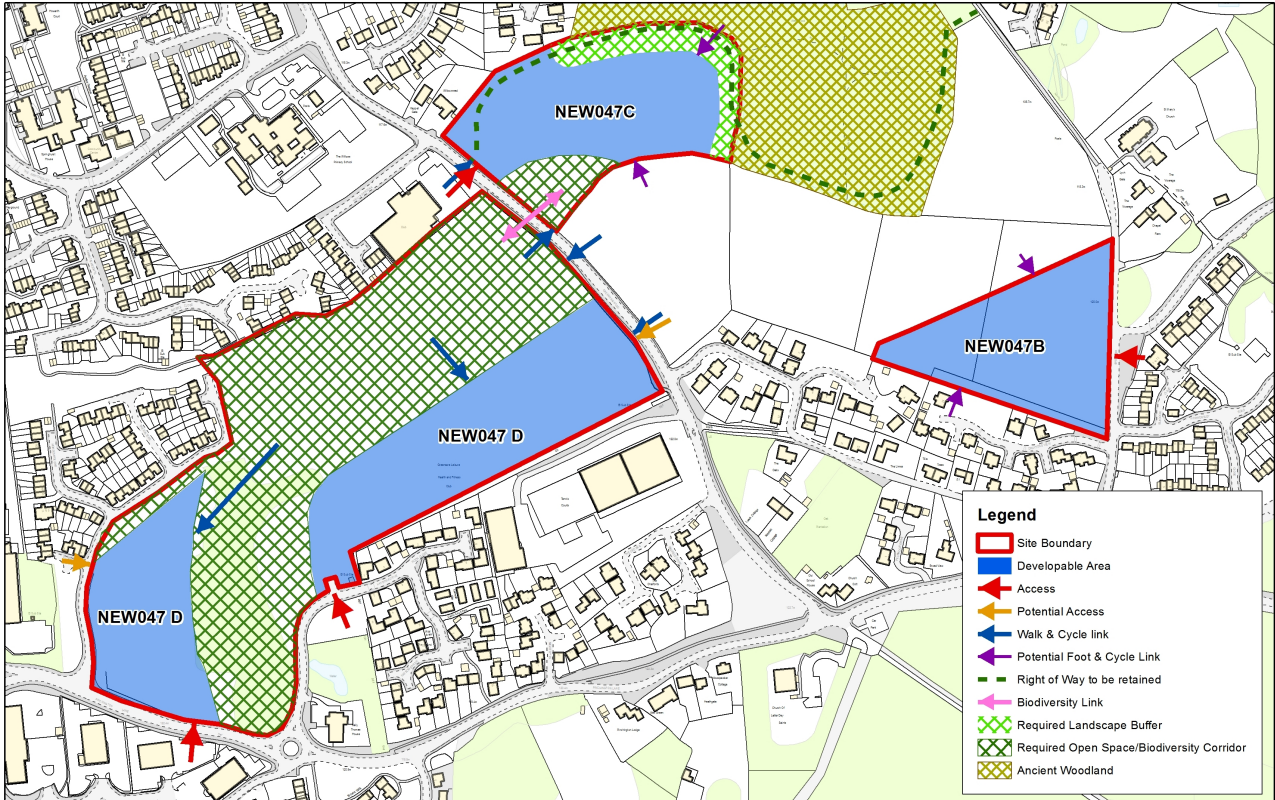
### **Land off Greenham Road and New Road, South East Newbury (site references NEW047B; NEW047C; NEW047D)**

Together these sites have a developable area of 7.7 hectares and it is proposed that they are masterplanned comprehensively to provide a phased and permeable development, with NEW047D being delivered first. The sites will be delivered in accordance with the following parameters:

- Provision of approximately 235 to 255 dwellings (140-160 dwellings on NEW047D, 30 dwellings on NEW047B and 65 dwellings on NEW047C), with a mix that includes a proportion of smaller, higher density homes.
- Includes accesses from Pinchington Lane, Greenham Road and New Road.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- A full contamination investigation will be required. Development will need to take into account the findings of the contamination assessments that have been carried out for the site, putting in place appropriate mitigation measures.
- Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal.
- A development design and layout that includes the following measures:
  - Appropriate buffers of at least 15 metres between the development and the areas of ancient woodland.
  - Integrates effectively with the existing residential built form.
  - A key part of the development allocation will be the establishment of the central part of the site as public open space. This area of land will remain open in perpetuity in order to ensure protected species are not adversely affected. There will be opportunities for reptile and Great Crested Newt receptor sites. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area.
  - The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

## 2 Housing Sites

### Land off Greenham Road and New Road, South East Newbury - Policy HSA4



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### Delivery and Monitoring - Policy HSA4

This site is expected to start to deliver early and to make an immediate contribution to the supply of land needed to demonstrate a five year housing land supply. NEW047D will be the first part of the site to come forward, to be followed by NEW047B and NEW047C. The delivery of the site will be monitored and reported in the Council's AMR.