

Policy HSA 10

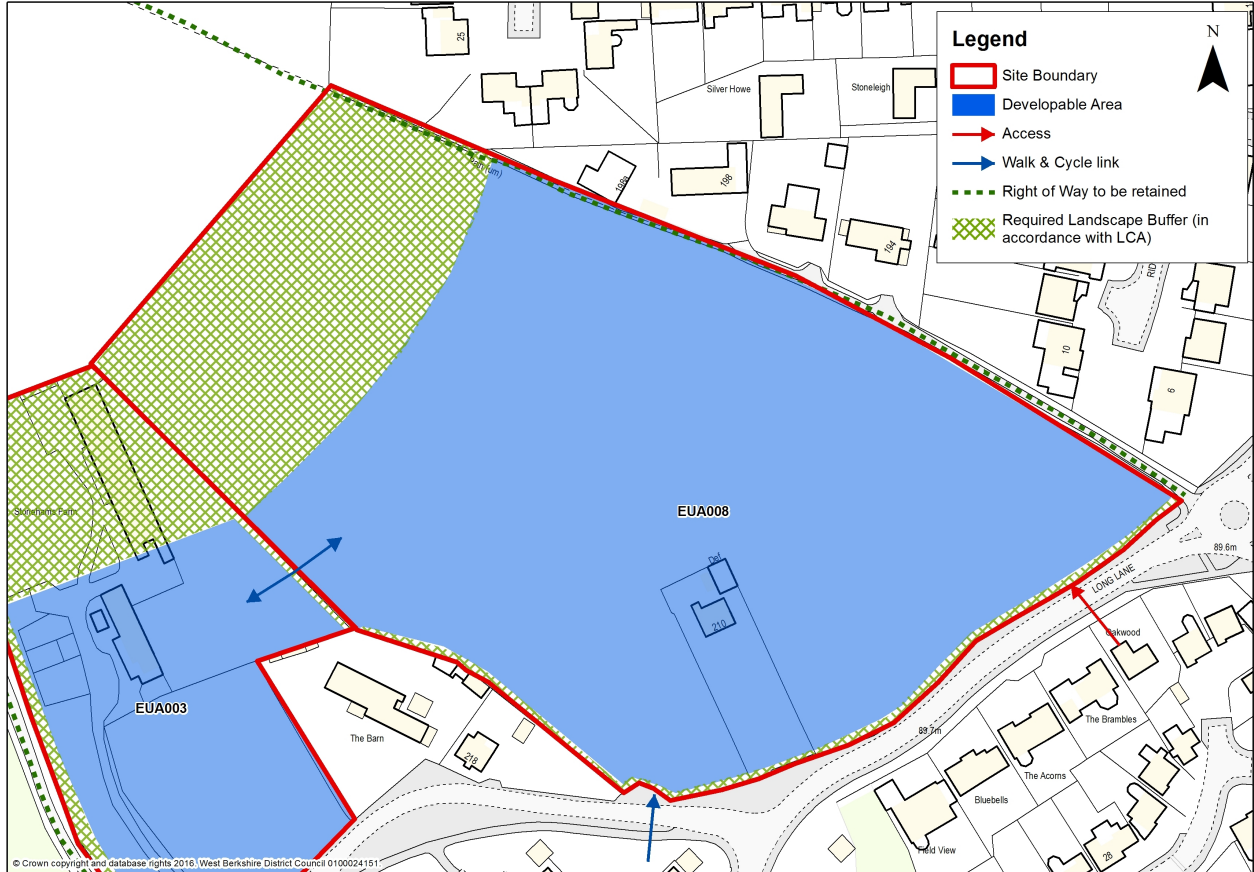
Stonehams Farm, Long Lane, Tilehurst (site reference EUA008)

The site will deliver a high quality development that will be delivered in accordance with the following parameters:

- The provision of approximately 60 dwellings with an emphasis on family housing.
- The site will be accessed from Long Lane.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The limiting of the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB than at present.
 - Woodland creation on the northernmost portion of the site linking to the copse on the northern boundary.
 - Ensuring that there is an open buffer to Stonehams Farm.
 - Tree planting along Long Lane and the edge of Stonehams Farm, the retention of the trees and boundary hedgerows along Long Lane and Berkshire Circular Route and the provision of a new tree belt and hedgerow along the northern exposed boundary.
- The scheme will comprise a development design and layout that will be further informed by a full and detailed Landscape and Visual Impact Assessment (LVIA).
- The scheme will be informed by a Flood Risk Assessment (FRA). The FRA will advise on appropriate mitigation measures.
- The scheme will be supported 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.
- The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

2 Housing Sites

Stonehams Farm, Tilehurst (EUA008) - Policy HSA10



Delivery and Monitoring - Policy HSA10

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.