

## Policy HSA 12

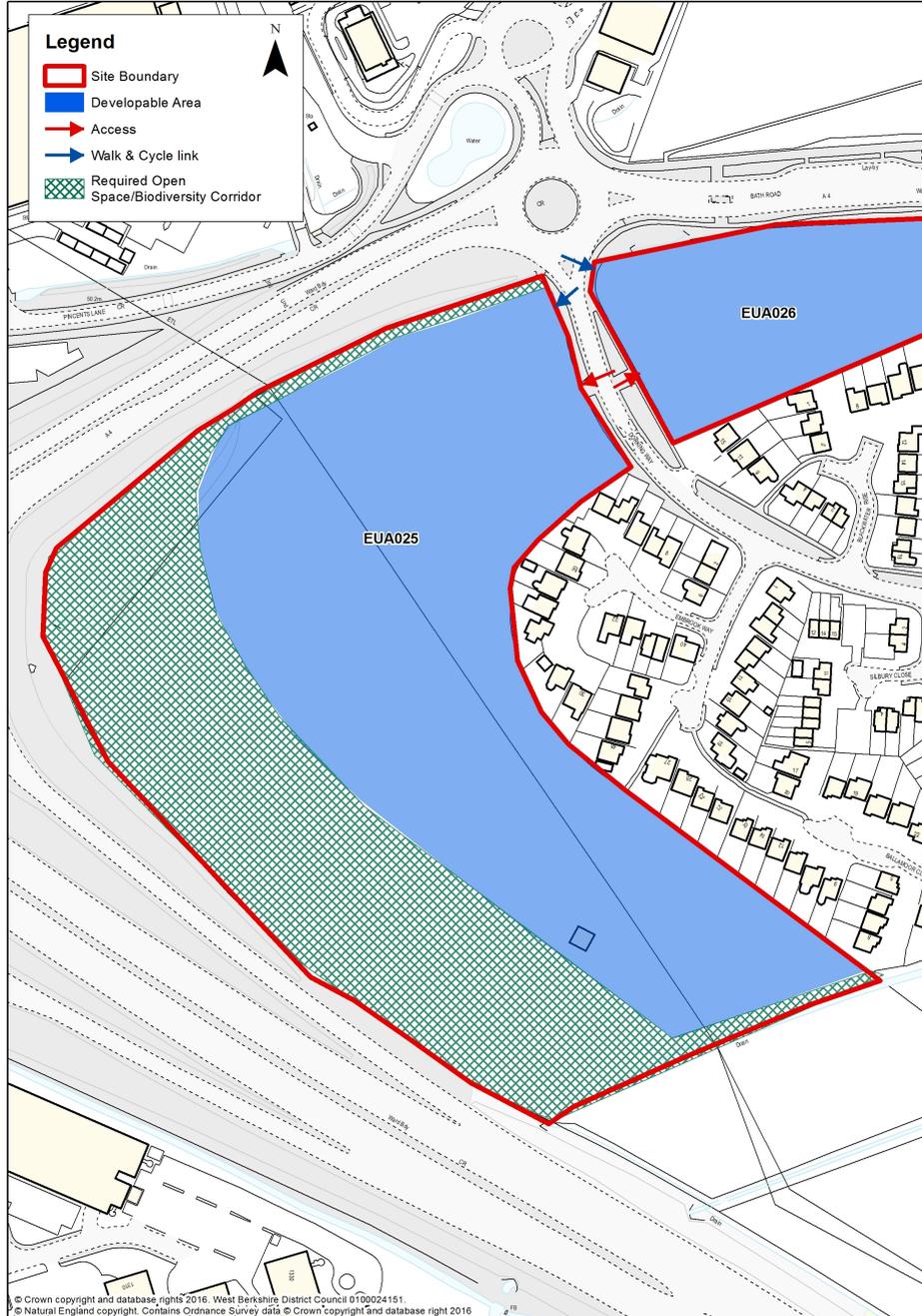
### Land adjacent to Junction 12 of M4, Bath Road, Calcot (site reference EUA025)

The site has a developable area of approximately 4 hectares and will be delivered in accordance with the following parameters:

- The provision of between 150 and 200 dwellings to round off the existing residential development to the south of the site whilst maintaining an appropriate buffer between the development and the M4. No development will take place within flood zone 2.
- The site will be accessed from Dorking Way.
- The scheme will be advised by a Flood Risk Assessment (FRA) given that part of the site is within Flood Zone 2 and is also within a groundwater emergence zone. The FRA will set out appropriate mitigation measures.
- The scheme will be informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4, the A4 Bath Road and the railway.
- 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.
- The scheme will comprise a development design and layout that will:
  - Be designed to integrate with the adjoining residential built form.
  - Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.
  - Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road.
  - Provide footpath and cycle linkages to EUA026, connecting into the wider footpath and cycleway network.
- A key part of the development allocation will be the establishment of the southern and eastern part of the site as public open space. This area of land will remain open in perpetuity and will form an extension to Holybrook Linear Park. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area.

## 2 Housing Sites

### Land adjacent to Junction 12 of M4, Bath Road, Calcot - Policy HSA12



#### Delivery and Monitoring - Policy HSA12

The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018. Development of this site is therefore unlikely to commence before 2018/19. The delivery of the site will be monitored and reported in the Council's AMR.