

Policy HSA 13

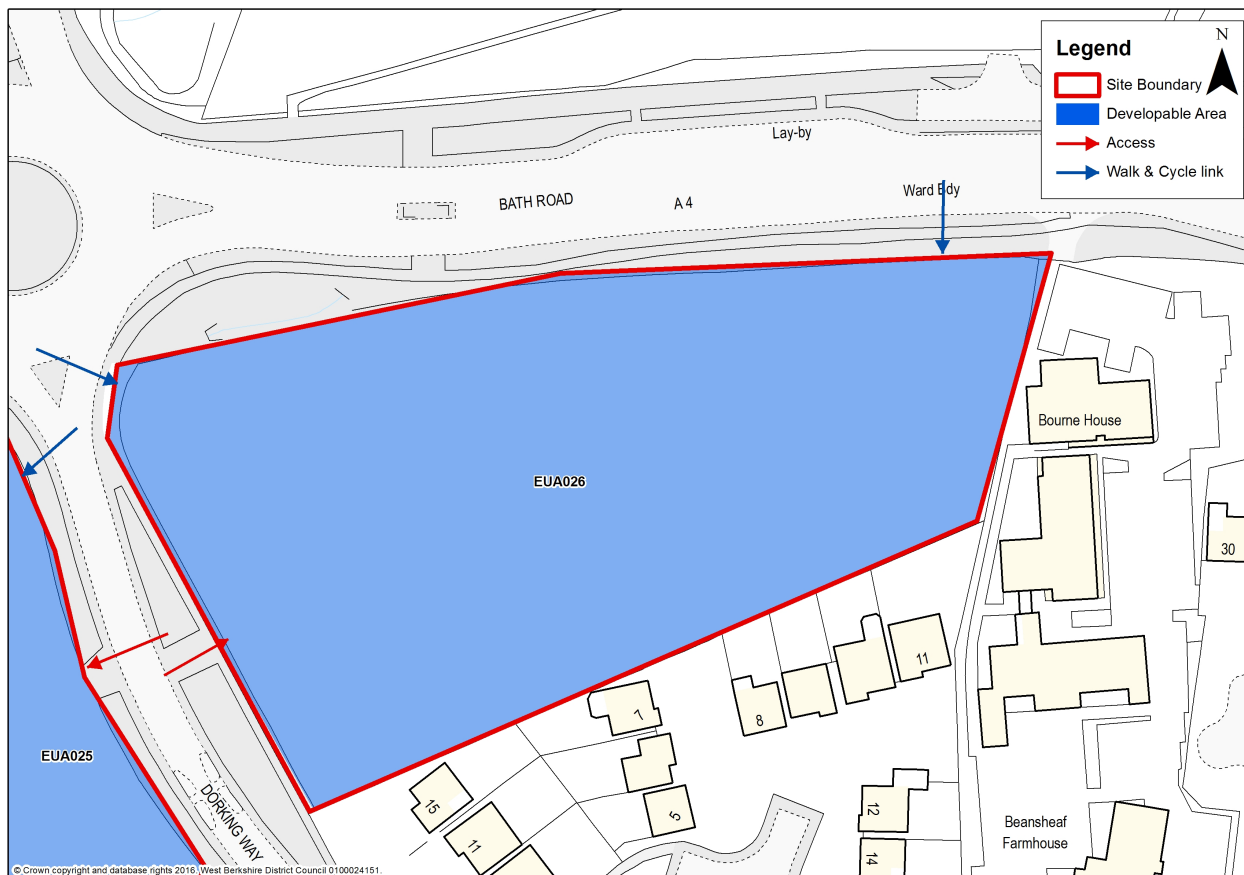
Land adjacent to Bath Road and Dorking Way, Calcot (site reference EUA026)

The site has a developable area of approximately 1 hectare and will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings, with a mix that includes flatted development and smaller houses.
- The site will be accessed from Dorking Way, with additional pedestrian access provided which links into existing pedestrian and cycle links and the proposed residential development at EUA025.
- The scheme will be supported by a Flood Risk Assessment (FRA) (a small part of the western edge of the site is within a surface water flood risk area) which will inform necessary mitigation measures.
- 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.
- 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.
- Comprises 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.

2 Housing Sites

Land adjacent to Bath Road and Dorking Way, Calcot - Policy HSA13



Delivery and Monitoring - Policy HSA13

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.

Settlement Boundary

2.27 The settlement boundary of Eastern Urban Area has been redrawn around the developable areas of the sites that are being allocated. No other changes have been made. This is shown on the Policies Map and a map of the Eastern Urban Area can be found in Appendix 6.