

2 Housing Sites

Burghfield Common

Policy HSA 15

Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (site reference BUR015)

This site has a developable area of approximately 4.8 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 100 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Clayhill Road.
- 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 be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.
- The scheme will comprise a development design and layout that will:
 - Front the road to allow proper integration with the existing built form.
 - Be informed by a Landscape and Visual Impact Assessment which will include measures to:
 - Protect and if necessary strengthen the existing landscaping to the adjacent development.
 - Protect and enhance the landscape edge to the south east of the site and seek opportunities to reconnect Clayhill Copse and Pondhouse Copse through landscaping.
 - Create views out of the development to the north and south east.
 - Create a new gateway to Burghfield Common to its north.
 - Ensure a 15m buffer to ancient woodland to the south east and retain existing woodland on the site.
 - Provide footpaths and cycleways to serve the site, enabling connections to the existing network of footpaths and local routes in the surrounding housing areas to increase permeability.
 - Protect the water course along the south eastern boundary of the site.

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Delivery and Monitoring - Policy HSA15

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.