

2 Housing Sites

Policy HSA 16

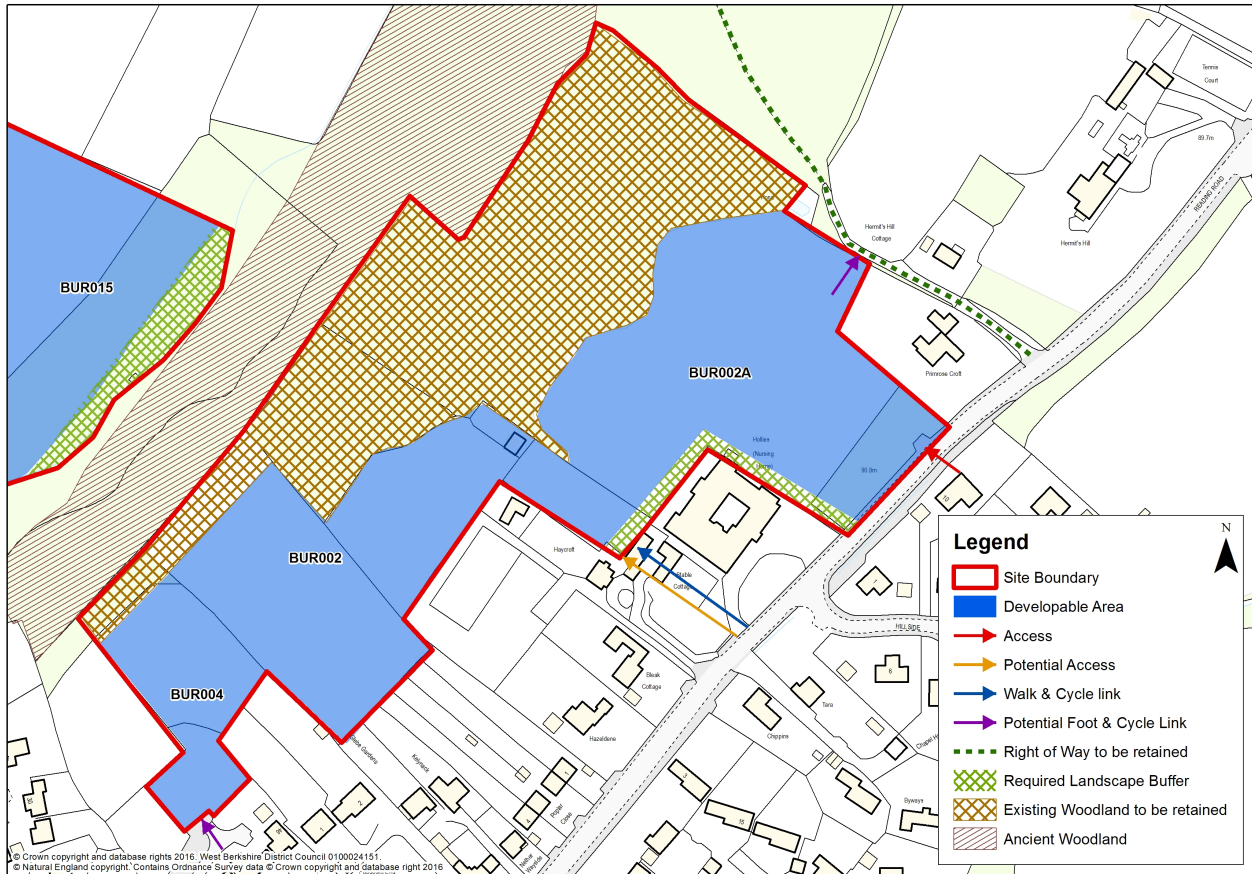
Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common (site references BUR002, 002A, 004)

These sites are being considered together as one site and have a developable area of approximately 2.7 hectares. The sites should be masterplanned comprehensively in accordance with the following parameters:

- The provision of approximately 60 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Reading Road, with a potential secondary access from Stable Cottage.
- 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 a Flood Risk Assessment to take into account surface water flooding and advise on any appropriate mitigation measures.
- The scheme will comprise a development design and layout that will:
 - Limit the developable area to the west of the site to exclude the areas of existing woodland.
 - Be informed by a Landscape and Visual Impact Assessment which will include measures to:
 - Reflect the semi-rural edge of Burghfield Common through appropriate landscaping.
 - Provide a buffer of 15 metres to the areas of ancient woodland to the west of the site and provide appropriate buffers to the rest of the TPO woodland.
 - Provide an appropriate landscape buffer on the part of the site that is adjacent to The Hollies to minimise any impact on the residents.
 - Explore options to provide footpath and cycle links to existing and proposed residential development to increase permeability to other parts of Burghfield Common.

Housing Sites 2

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Delivery and Monitoring - Policy HSA16

This site is expected to start 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.

Settlement Boundary

2.35 The settlement boundary of Burghfield Common has been redrawn to include the developable areas of allocated site BUR002/002A/004 and BUR015 and to exclude the area of woodland in the north west corner of Burghfield Common (Hollybush Lane). This is shown on the Policies Map and a map of Burghfield Common can be found in Appendix 6.