

Woolhampton

Policy HSA 17

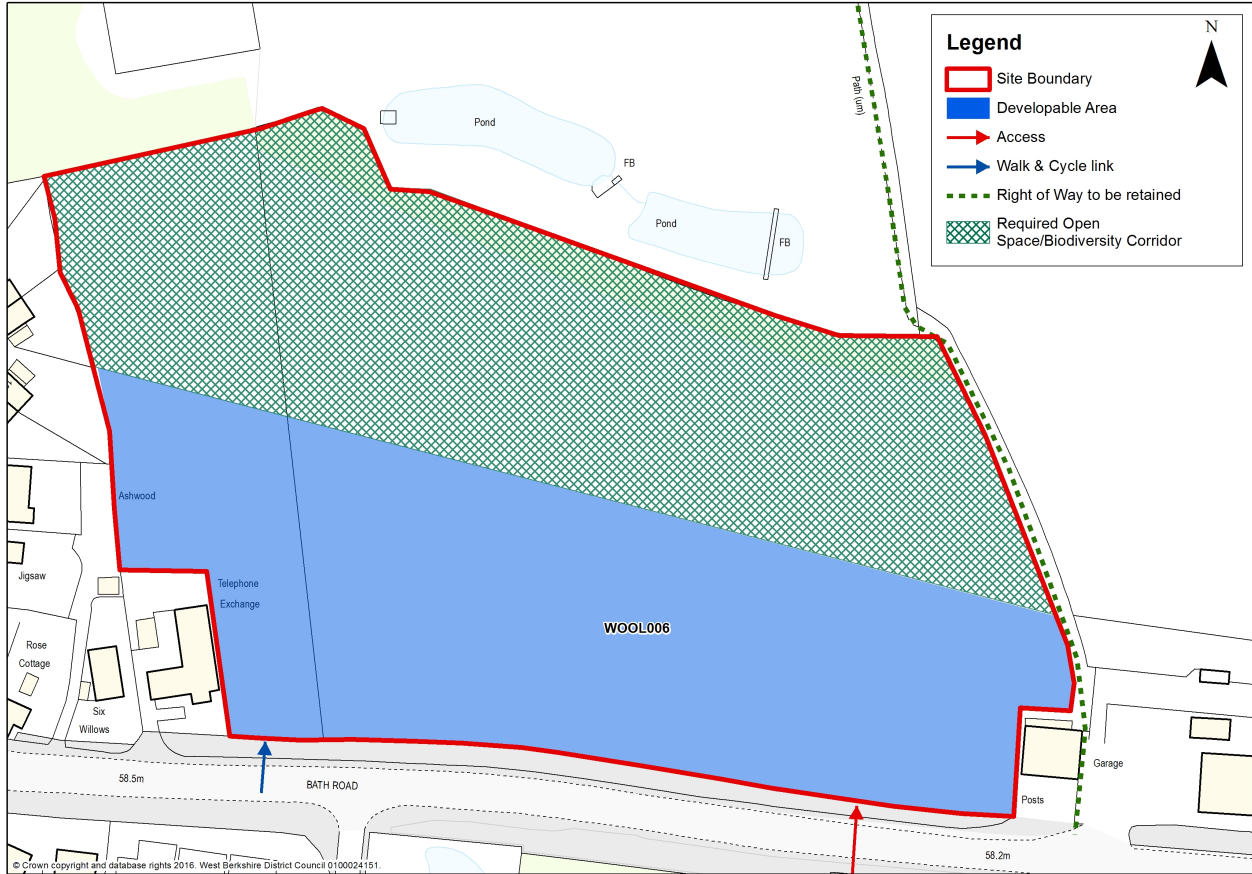
Land to the north of the A4, Woolhampton (site reference WOOL006)

This site has a developable area of approximately 1.2 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 30 dwellings.
- The site will be accessed to the east of the site away from the entrance to Watermill Court.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected. Development on the site will not adversely affect the Site of Special Scientific Interest (SSSI) to the south of the site and a Habitats Regulations Assessment will be required to accompany any future planning application.
- The scheme will comprise a development design and layout which will:
 - Be developed in an east/west orientation along the A4 to take into account the oil pipeline that crosses the site to the north.
 - Be designed to integrate with the adjoining built form.
 - Protect the public right of way that runs along the eastern boundary of the site.
 - Provide footpath and cycle linkages to the adjoining development to increase permeability.
- The retention of the area to the north as wildlife habitat / open space.
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

2 Housing Sites

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Delivery and Monitoring - Policy HSA17

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.

Settlement Boundary

2.41 The settlement boundary of Woolhampton has been redrawn to include the developable area of allocated site WOOL006 and to include WOOL002 (Station Yard). This is shown on the Policies Map and a map of Woolhampton can be found in Appendix 6.