

Kintbury

Policy HSA 26

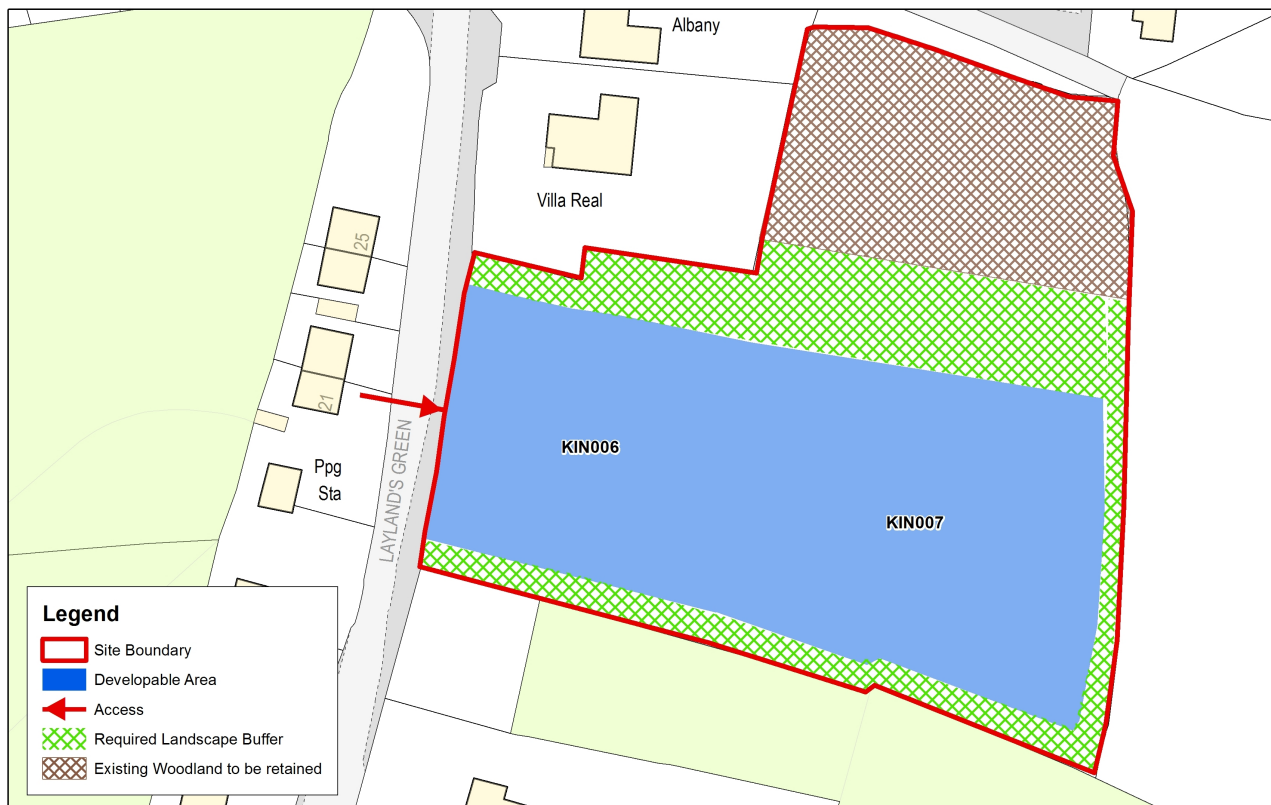
Land to the east of Layland's Green, Kintbury (site reference KIN006 and KIN007)

The sites, when considered together, have a developable area of approximately 0.5 hectares. They will be delivered together comprehensively in accordance with the following parameters:

- The provision of approximately 10 dwellings in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area.
- Vehicular access to the site will be obtained from Layland's Green.
- Footway provision will be expected along Layland's Green to join the site with the existing footway to the north.
- The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - The protection and enhancement of existing landscape features including boundary hedgerows and trees.
 - Appropriate buffers to be provided to protect the woodland Tree Preservation Order in the north and the tree boundary to the south.
 - The development of the pit in the north of KIN007 into a permanent pond as part of a SuDS scheme.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Two dwellings will front Layland's Green to integrate the development into the existing street scene.
- A Flood Risk Assessment (FRA) will be required for the site, given that the area is underlain with clay and the site lies within a groundwater vulnerability zone. This will include appropriate flood mitigation measures, including SuDS required.
- A methodology for foundation design will be required as the area is underlain with clay.
- The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. This will include a corridor left for newts along the northern boundary. Development will be expected to contribute net gains for biodiversity given that the site is within a Biodiversity Opportunity Area.
- The scheme will be informed by a phase 1 contamination report with further detailed reports arising from that as necessary, due to the old brick and tile works at Kiln Farm.

2 Housing Sites

Land to the east of Layland's Green, Kintbury - Policy HSA26



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Delivery and Monitoring - Policy HSA26

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

2.59 The settlement boundary of Kintbury has been redrawn to include the developable area of allocated site KIN006 and 007 and to include the two additional dwellings of Albany and Villa Real along Layland's Green. This is shown on the Policies Map and a map of Kintbury can be found in Appendix 6.