

## West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

### Policy RSA3

#### Land at Coley Farm, Stoney Lane, Newbury

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 75 dwellings;
- b. Be accessed from Stoney Lane, which will require widening, with footpaths provided to connect the site to existing footways. The potential for secondary accesses will need to be fully explored through the planning application process;
- c. Informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and protected and/or priority habitats and/or species are not adversely affected;
- d. Takes into account the findings of a Flood Risk Assessment (FRA) which will take into account the flood risk downstream of the site and include mitigation measures including sustainable drainage measures to manage surface water on-site;
- e. Comprises a development design and layout in line with policy SP7 that includes the following measures:
  - i. Sensitively designed to respect the character of this part of Newbury;
  - ii. Responds effectively to the topography of the site in terms of design and layout;
  - iii. Dwellings fronting onto the open space to provide an attractive living environment;
  - iv. Respects the setting of the balancing pond and other water features to the south of the site;
  - v. Provides cycle and footpath connections into existing routes and beyond into the open countryside;
- f. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
- g. The following landscape mitigation and enhancement is required to soften the edge and help integrate the site into the landscape:
  - i. Retention of vegetation along Stoney Lane, except at the access point;
  - ii. Development will be set back from Stoney Lane and additional woodland buffer planting introduced in order to retain the enclosed rural character of Stoney Lane; and
  - iii. Development will be set back from the northern boundary and a woodland belt provided;
- h. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
- i. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.

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