

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

Policy RSA4

Land off Greenham Road, South East Newbury

Together these sites, as shown on the indicative map, will be required to be master planned comprehensively to provide a phased and permeable development. The sites will be delivered in accordance with the following parameters:

- a. Provision of approximately 160 dwellings, with a mix that includes a proportion of smaller, higher density homes;
- b. Includes accesses from Pinchington Lane, Greenham Road and Haysoms Drive;
- c. Informed by an appropriate 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. A full contamination investigation will be required. Development will need to take into account the findings of the contamination assessments that have been carried out for the site, putting in place appropriate mitigation measures;
- e. Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal;
- f. Comprises a development design and layout in line with policy SP7 that includes the following measures:
 - i. Integrates effectively with the existing residential built form; and
 - ii. A key part of the development allocation will be the establishment of the central part of the site as public open space. This area of land, which will be retained outside of the settlement boundary for Newbury, will remain open in perpetuity in order to ensure protected species are not adversely affected. There will be opportunities for reptile and Great Crested Newt receptor sites. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area;
- g. The scheme will support and make a positive contribution to the West Berkshire Living Landscape project;
- h. 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; and
- i. 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.

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