

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

Policy RSA9

Stoneham's Farm, Long Lane, Tilehurst

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

- a. The provision of a care home (C2 Use Class);
- b. The site will be accessed from Long Lane;
- c. The scheme will be informed by a Flood Risk Assessment (FRA) given that the centre of the site is within a surface water flood risk area. The FRA will advise on appropriate mitigation measures;
- d. The scheme will be supported by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- e. The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - i. The retention of boundary hedgerows and trees along Long Lane and the Berkshire Circular Route; and
 - ii. New tree belt and hedgerow along the northern exposed boundary;
- f. The scheme will comprise a development design and layout in line with policy SP7 that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- g. The development design will provide appropriate buffers of at least 15 metres between the development and the ancient woodland. The precise buffer will be determined through detailed assessment and design when proposals are submitted for development.
- h. The development design will respond 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 site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.

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

Stonehams Farm, Long Lane, Tilehurst

