

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

Policy RSA10

72 Purley Rise, Purley on Thames

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 35 dwellings including an element of self- or custom-build homes;
- b. The site will be accessed from the A329 with the provision of an access of adoptable width;
- c. The scheme will be informed by a Flood Risk Assessment (FRA) as the site is within a groundwater emergence zone and is adjacent to an area of surface water flood risk. The FRA will advise on necessary 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 (2015) and will include:
 - i. The densities and the mass and scale of development to reflect the adjacent settlement character;
 - ii. The height of the development and landscape treatment to be designed to avoid increasing the visual prominence of development on the edge of Purley;
 - iii. The tree cover on the site and around the boundaries to be retained.;
- 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); and
- g. 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.

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