

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

Policy RSA21

Land at Chieveley Glebe, Chieveley

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

- a. The provision of up to 15 dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting East Lane;
- b. Access will be provided from East Lane. The existing frontage hedgerow should be retained and enhanced as much as possible as part of the design and so proposals should allow for a maximum of three access points from East Lane. To achieve sight lines of 2.4 x 43 metres, these will need to serve more than one dwelling;
- c. Opportunities should be taken to enable linkages to connect to existing footways along East Lane;
- d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
- e. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- f. The scheme will be informed by an 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;
- g. The development design and layout will be further informed by a Heritage Impact Assessment. The development will protect and enhance the special architectural and historic interest of the Chieveley Conservation Area, with particular attention paid to the western end of the site adjoining the boundary of the Grade II listed the Old House;
- h. Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
- i. Development of the site provides an opportunity to be able to establish a burial ground at the western end of the site adjoining the boundary of the Grade II listed the Old House. Further consideration will be required at the planning application stage in order to determine the detailed layout of this area;
- j. Development proposals should explore the opportunity to provide a footpath link to Chieveley recreation ground from the western part of the site adjoining the boundary of the Grade II listed the Old House;
- k. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- l. 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
- m. 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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