

2 Housing Sites

2.1 Spatial Area - Newbury and Thatcham (including Cold Ash)

2.2 The Newbury and Thatcham area includes not only the two towns but the surrounding area, including the parishes of Greenham, Enborne, Shaw-cum-Donnington and parts of Speen and Cold Ash. Newbury is the main town and administrative centre for the District, with a wide range of retail, employment, leisure and community services and facilities. Thatcham has a more modest level of facilities and has experienced rapid housing growth over the last few decades.

2.3 Both towns are surrounded by attractive countryside and the area has a number of important environmental and heritage assets including ancient woodlands, local wildlife sites, SSSIs and, in the case of Newbury, a designated battlefield site.

2.4 The Core Strategy sets out, in the spatial strategy, a housing requirement for the spatial area of approximately 6,300 new homes between 2006 and 2026. More detailed information about the housing requirement is set out in the background paper that accompanies the DPD.

2.5 Newbury is the main focus for housing growth over the plan period with new housing development to be integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure, as outlined in the Infrastructure Delivery Plan. Strategic sites have already been allocated at Newbury Racecourse, where development is well underway, and at Sandleford Park. The Sandleford Park site adds additional flexibility into housing delivery with approximately 1000 units proposed to be developed after 2026.

2.6 There is also significant potential on previously developed land, particularly in the town centre and periphery, including the Market Street site which will see the development of an “urban village” linking the railway station to the town centre. The London Road Industrial Estate has scope for comprehensive regeneration during the next 15 years in order to maximise the potential of the site.

2.7 There have been a significant number of sites promoted on greenfield land adjacent to Thatcham and a number of these are still being actively promoted for development. The Core Strategy does not, however, identify Thatcham for significant growth in this plan period due to rapid expansion in recent years. The role of Thatcham and its potential for strategic level development which can deliver infrastructure, such as schools and community facilities, will be considered through the preparation of the new Local Plan.

2.8 The Core Strategy identifies Cold Ash as a Service Village where some limited development would be appropriate.

2.9 The comments received during the public consultation have been useful in helping to inform the site selection process, raising issues to be considered further as part of the decision making process.

2.1.1 Newbury

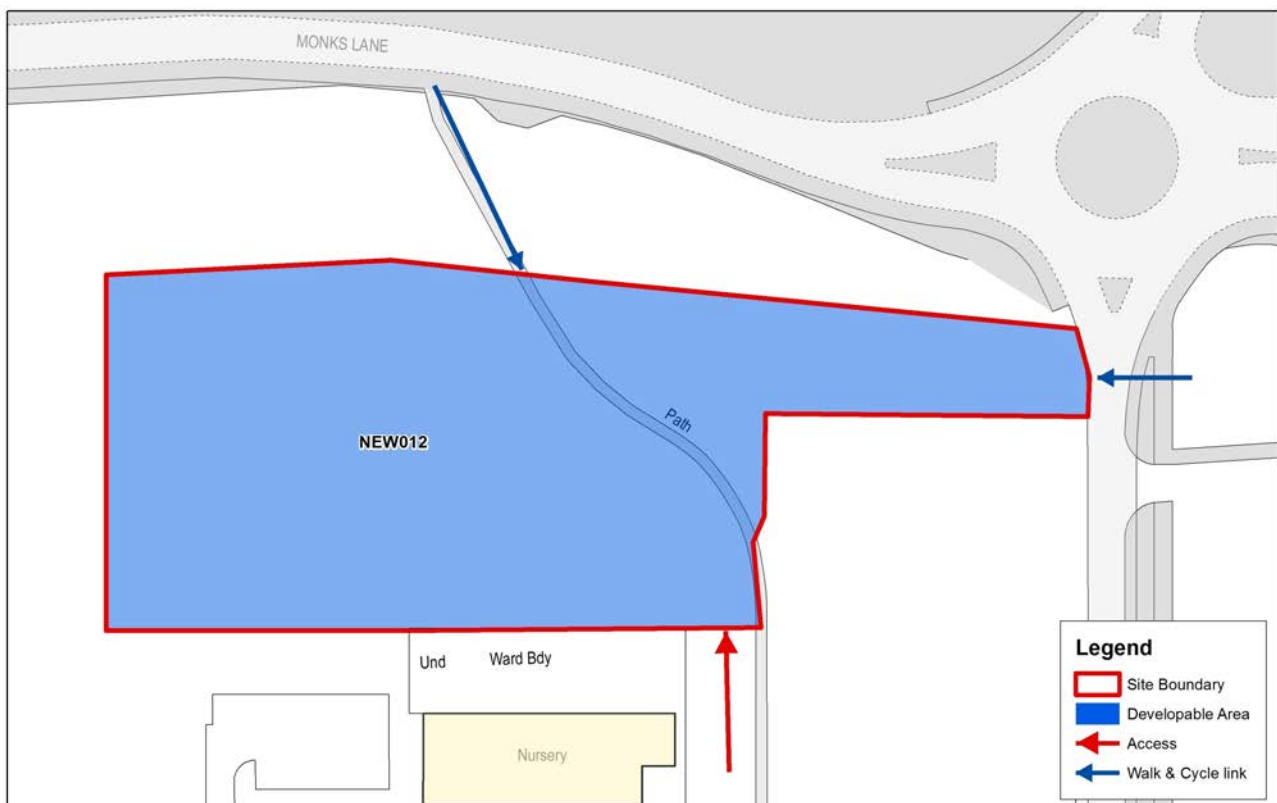
Policy HSA 1

Land north of Newbury College, Monks Lane, Newbury (site reference NEW012)

This site has a developable area of just over 0.5 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings.
- Accessed via the west of the public house onto Monks Lane via the existing roundabout.
- Informed by an air quality survey that will advise on any necessary mitigation measures.
- Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- A development design and layout that includes the following measures:
 - Sensitively designed to enhance the gateway into Newbury from the south.
 - Takes into account the development proposals for Sandford Park and a new primary school to the south of the Newbury College site.
 - Traffic calming and road safety measures to avoid conflict with users of Newbury College.
 - Linkages into existing footpaths and cycleways.

Land north of Newbury College, Monks Lane, Newbury - Policy HSA1



2 Housing Sites

Delivering and Monitoring - Policy HSA1

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 2

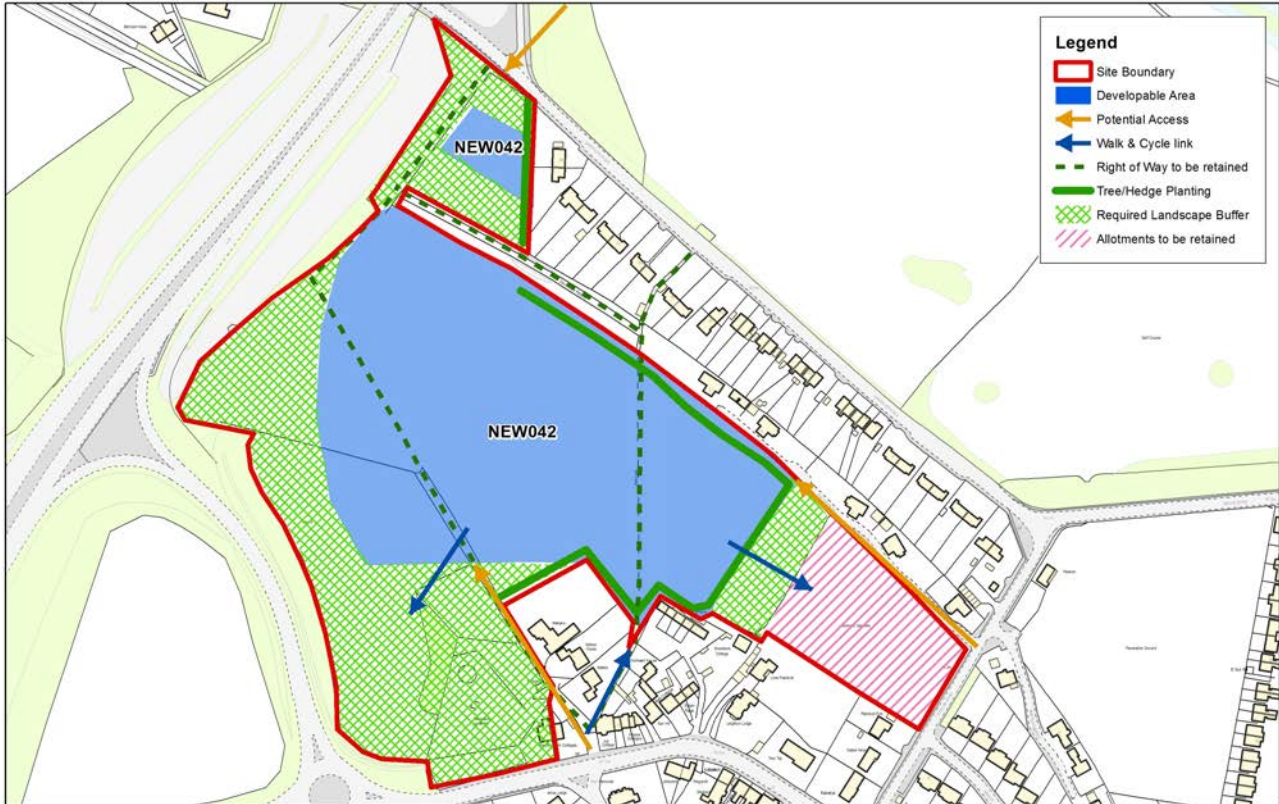
Land at Bath Road, Speen, Newbury (site reference NEW042)

This site has a developable area of approximately 3.5 hectares and will be delivered in accordance with the following parameters:

- The comprehensive delivery of approximately 100 dwellings.
- Vehicular access options to be fully explored are Bath Road, Station Road and the Lambourn Way. The final choice/s will be fully informed by a Landscape and Visual Impact Assessment (LVIA) for the site which will consider the development, design and layout.
- Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the A34.
- Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) which will ensure development conserves and enhances the landscape edge to Speen and that the existing character of Speen and west Newbury is maintained. The scheme will include:
 - Limitation of built form to below the higher ground as shown in the site plan to avoid introducing prominent development on the skyline.
 - Retention of the allotments in situ, with consideration of additional provision.
 - A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural character of the western approach into Newbury.
 - Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line.
- Development will protect and enhance the local distinctive character of the Speen Conservation Area and its setting.
- The rural character of the existing Public Rights of Way across the site will be protected.

Housing Sites 2

Land at Bath Road, Speen, Newbury - Policy HSA2



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Delivery and Monitoring - Policy HSA2

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

2 Housing Sites

Policy HSA 3

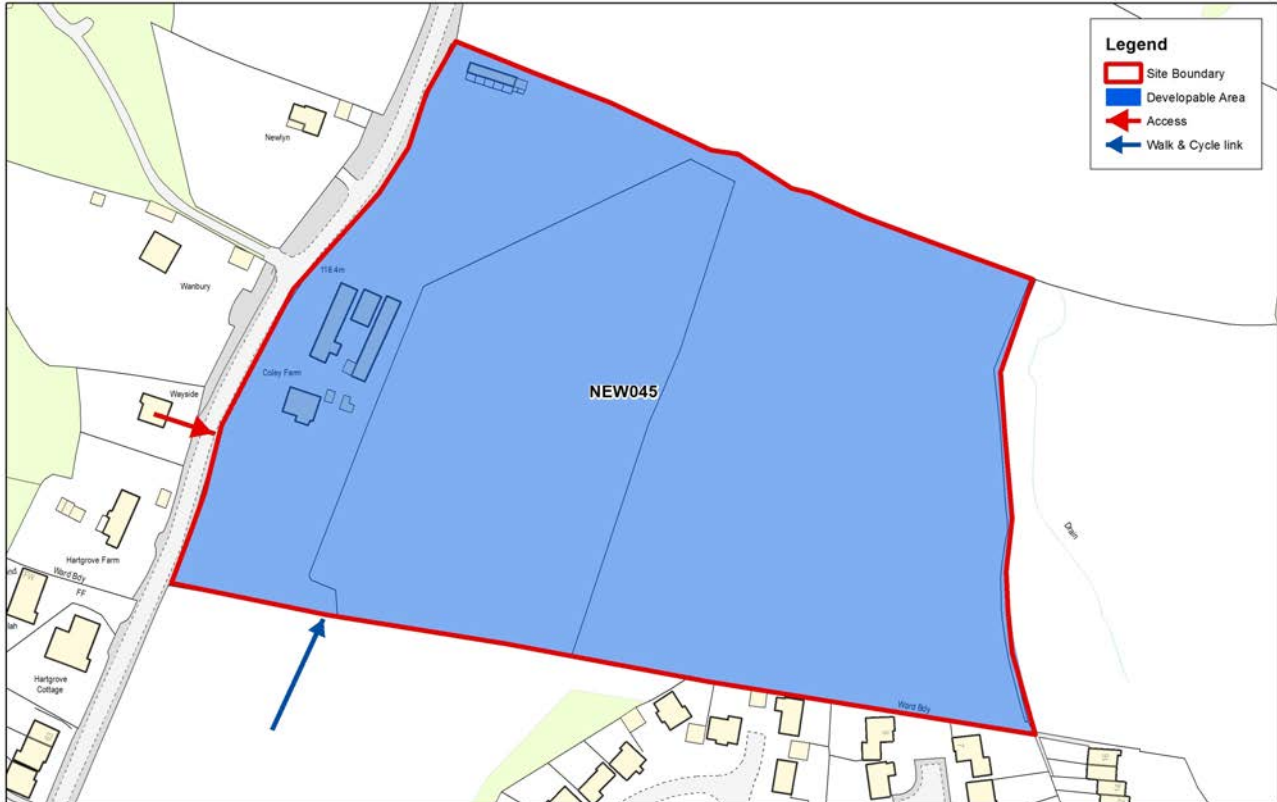
Land at Coley Farm, Stoney Lane, Newbury (site reference NEW045)

This site has a developable area of approximately 2.5 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 75 dwellings.
- 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.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- Takes into account the findings of a flood risk assessment 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.
- Comprises a development design and layout that includes the following measures:
 - Sensitively designed to respect the character of this part of Newbury.
 - Landscape measures to mitigate any visual impact on Stoney Lane and further boundary planting. Responds effectively to the topography of the site in terms of design and layout.
 - Dwellings fronting onto the open space to provide an attractive living environment.
 - Respects the setting of the balancing pond and other water features to the south of the site.
 - Provides cycle and footpath connections into existing routes and beyond into the open countryside.

Housing Sites 2

Land at Coley Farm, Stoney Lane, Newbury - Policy HSA3



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Delivery and Monitoring - Policy HSA3

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

2 Housing Sites

Policy HSA 4

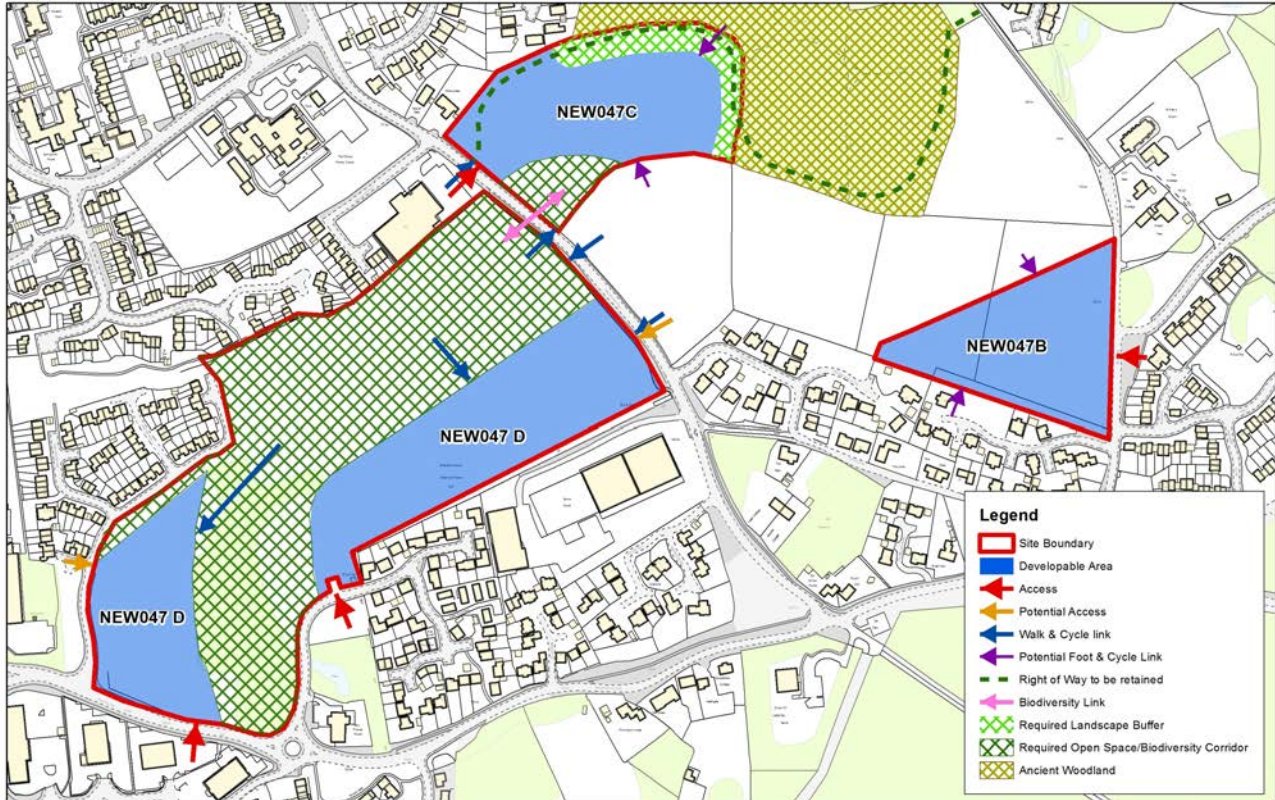
Land off Greenham Road and New Road, South East Newbury (site references NEW047B; NEW047C; NEW047D)

Together these sites have a developable area of 8.5 hectares and it proposed that they are masterplanned comprehensively to provide a phased and permeable development, with NEW047D being delivered first. The sites will be delivered in accordance with the following parameters:

- Provision of approximately 235 to 255 dwellings (140-160 dwellings on NEW047D, 30 dwellings on NEW047B and 65 dwellings on NEW047C), with a mix that includes a proportion of smaller, higher density homes.
- Includes accesses from Pinchington Lane, Greenham Road and New Road.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- 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.
- Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal.
- Informed by a noise and air quality survey which will advise on any necessary mitigation measures.
- A development design and layout that includes the following measures:
 - Appropriate buffers of at least 15 metres between the development and the areas of ancient woodland.
 - Integrates effectively with the existing residential built form.
 - A key part of the development allocation will be the establishment of the central part of the site as public open space. This are of land 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.
 - The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

Housing Sites 2

Land off Greenham Road and New Road, South East Newbury - Policy HSA4



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Delivery and Monitoring - Policy HSA4

This site is expected to start to deliver early and to make an immediate contribution to the supply of land needed to demonstrate a five year housing land supply. NEW047D will be the first part of the site to come forward, to be followed by NEW047B and NEW047C which will be developed in the medium term. The delivery of the site will be monitored and reported in the Council's AMR.

2 Housing Sites

London Road Industrial Estate - Area of Regeneration

2.10 The redevelopment of the London Road Industrial Estate is a long held vision of the Council, who has confirmed a development partner to work with and signed a development agreement. The site has scope for comprehensive regeneration during the next 15 years in order to maximise the potential of the site, which at present is not efficiently laid out and does not provide an attractive environment for modern day use.

2.11 A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site, including the potential to provide a high quality office environment to supplement current office provision in Newbury Town Centre and to attract inward investment. This would positively respond to the imbalance in employment uses identified within the adopted Core Strategy.

2.12 The wider site, both that within the protected employment area and that outside, has potential for mixed use development, including a mix of employment generating uses and other appropriate commercial uses, and opportunities to provide residential development which could deliver additional homes in an attractive and sustainable environment within walking distance of Newbury town centre.

2.13 The site also has potential to provide other improvements; planning consent has been granted to open up the London Road Industrial Estate to the A339 and there is scope for environmental benefits utilising the site's location adjacent to the canal.

2.14 A comprehensive masterplan for the site is currently being prepared. Due to the timing of this and the site's location within the settlement boundary of Newbury, it is not intended to identify the site for allocation and it is not included in the housing supply numbers within the DPD. However, it has been included within the DPD in order to make clear the Council's intentions and to add further potential flexibility into the housing provision.

Settlement Boundary

2.15 The settlement boundary of Newbury has been redrawn as follows. The revised settlement boundary is shown on the Policies Map and can also be found in Appendix 6.

- Includes the developable area of allocated site NEW045.
- Excludes area of woodland to north of Manor Park Development.
- Includes existing dwellings at Shaw Farm Road (NEW032).
- Includes Shaw Village Hall and Allotments (NEW051).
- Includes the developable area of allocated site NEW042.
- Boundary altered to cross the Canal to the west of Newbury in line with Northcroft Lane car park, rather than follow the river into the centre of Newbury and the Canal out of the centre of Newbury.
- Includes the developable area of the allocated site at Sandleford Park (NEW030), including NEW103, 104, 012, Newbury Rugby Club and Newbury College.
- Includes Greenham mobile home park.
- Includes existing development at Capability Way.
- Greenham and Newbury settlement boundaries combined into a single settlement boundary as a result of development at Capability Way.
- Includes developable area of allocated sites NEW047B, C, D.
- Boundary altered at north of Lamtarra Way to include curtilage of existing dwellings.
- Boundary moved around the developable area of the allocated site at Newbury Racecourse (NEW034).

2.1.2 Thatcham

Policy HSA 5

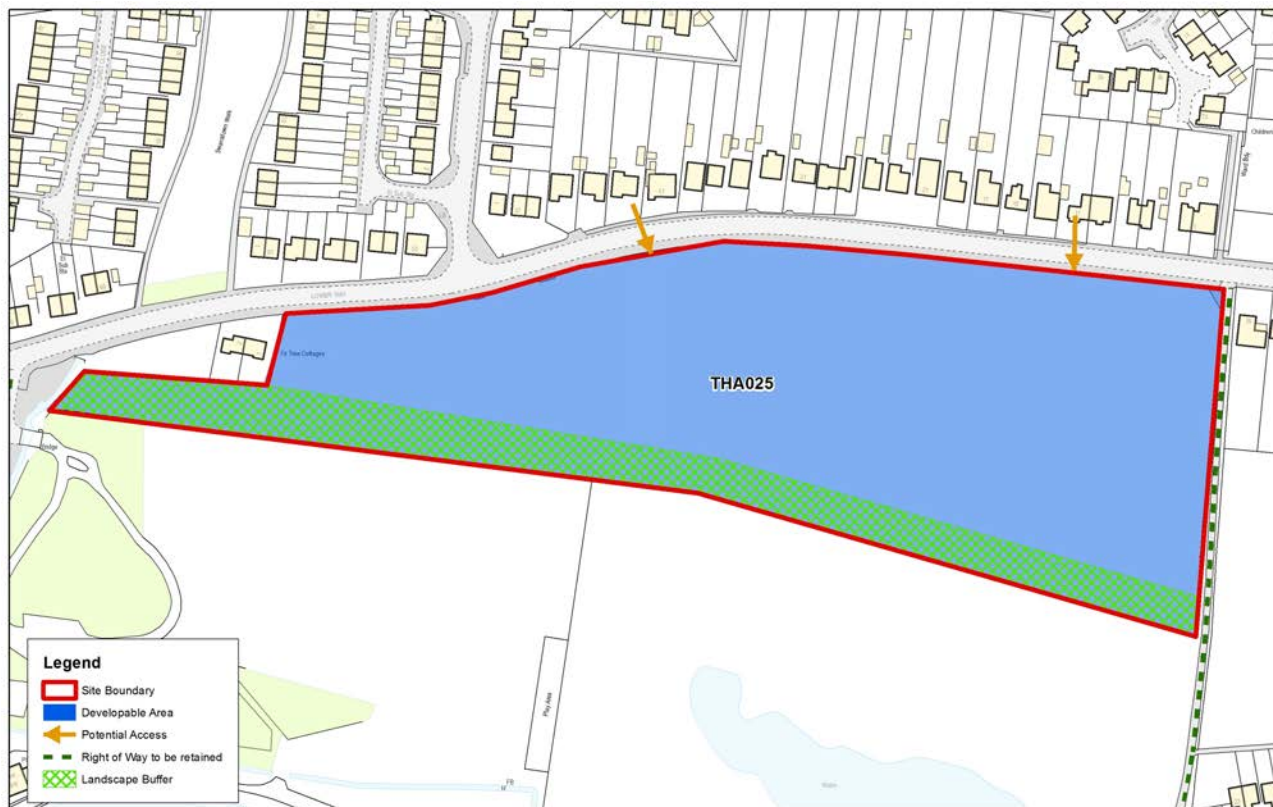
Land at Lower Way, Thatcham (site reference THA025)

The site has a developable area of approximately 3 hectares and the development will be delivered in accordance with the following parameters:

- Provision for approximately 85 dwellings, with a mix of dwelling sizes and types.
- The site should be accessed via Lower Way. To ensure permeability through the site, the scheme should be designed with the potential for two accesses to be provided. Pedestrian and cycle linkages will be expected through the site and linking to the surrounding area.
- The scheme will be informed by a Landscape and Visual Impact Assessment (LVIA) which considers the site in its wider context, particularly in relation to the lakes to the south of the site and the existing housing to the north. The LVIA will inform the design, layout and capacity of the development, including the location of public open space on the site and the nature and extent of the landscape buffer to the south of the site.
- It is expected that development will front onto Lower Way to enable effective integration with the existing built form and be set back from the existing public rights of way to the east and west of the site.
- Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.
- 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.
- Development will be informed by a phase 1 contamination assessment and subsequent investigations as necessary.
- The scheme will be informed by a Flood Risk Assessment (FRA) which takes into account the adjacent area of surface water flood risk and the ordinary watercourse on the site. The FRA should consider all potential sources of flood risk and advise on the necessary mitigation measures to be incorporated within the development.
- Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site. A Habitat Regulations Assessment will be required to accompany any future planning application.

2 Housing Sites

Land at Lower Way, Thatcham - Policy HSA5



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Delivery and Monitoring - Policy HSA5

The site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.16 The settlement boundary of Thatcham has been redrawn to move the boundary around the developable area of allocated site THA025 and to include the residential dwellings adjacent to the site boundary. This is shown on the Policies Map and a map of Thatcham can be found in Appendix 6.

2.1.3 Cold Ash

Policy HSA 6

Land at Poplar Farm, Cold Ash (site reference COL002)

The site has a developable area of up to approximately 0.7 hectares, with the final area dependent on the extent of required technical work to alleviate surface water flooding.

The development will be delivered in accordance with the following parameters:

- The provision of between 10 to 20 dwellings. The development will ensure a mix and type of dwellings appropriate for the local area.
- Access to the site will be informed by the development design and layout but is expected to continue to be from Cold Ash Hill, with the upgrading of the existing access as necessary. There is also the potential for alternative or additional accesses south of Orchard End and from Strouds Meadow.
- Any scheme will be informed by a Flood Risk Assessment for the site which will include the provision of safe flow routes and appropriate flood mitigation measures, including SuDS, as the site and adjacent properties are susceptible to surface water flooding. As part of this, a detention pond to accommodate development drainage will be required in the southern part of the site.
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) in order to ensure the retention of the linear valley bottom settlement pattern and open landscape at the southern end of the village. It will include:
 - The provision of woodland blocks in the north western corner and along the southern edge to mitigate effects on views from the public rights of way to the north west and to the south.
 - A tree belt and hedgerow along the western and southern boundaries.
 - Hedgerow and trees along the eastern edge.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- A heritage impact assessment will be required to assess the impact of development on the Grade II listed Poplar Farmhouse and its setting.
- The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

2 Housing Sites

Land at Poplar Farm, Cold Ash - Policy HSA6



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Delivery and Monitoring - Policy HSA6

The timing of the delivery of the site will be dependent on the required technical work. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 7

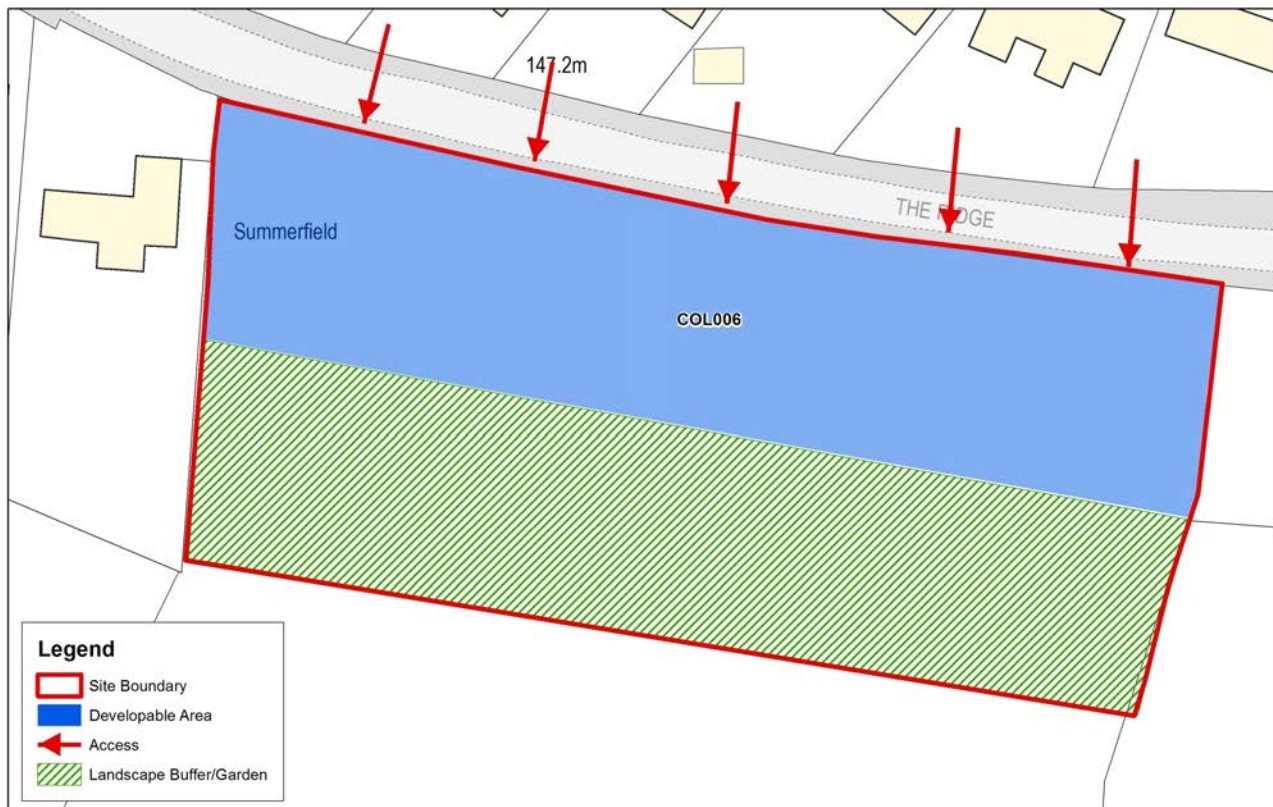
St Gabriel's Farm, The Ridge, Cold Ash (site reference COL006)

The site has a developable area of approximately 0.4 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 5 individually designed 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 The Ridge.
- Individual accesses will be provided from The Ridge in keeping with the local pattern.
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - Built development confined to the higher ground along the road only.
 - A gap in the built form to allow views through the development to the open landscape to the south.
 - The retention of the front boundary hedgerow treatment.
 - The provision of a soft edge to the southern boundary of the site with tree planting.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Where possible, the provision of footways to link the site with existing footways fronting St Finian's School.
- The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary.
- The scheme will be informed by a phase 1 contamination report with further detailed reports arising from that as necessary.
- The scheme will be informed by a flood risk assessment which will include appropriate flood mitigation measures, including SuDS required.

2 Housing Sites

St Gabriel's Farm, The Ridge, Cold Ash - Policy HSA7



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Delivering and Monitoring - Policy HSA7

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.17 The settlement boundary of Cold Ash has been redrawn to move the boundary around the developable area of allocated sites COL002 and COL006. This is shown on the Policies Map and a map of Cold Ash can be found in Appendix 6.