

## 2 Housing Sites

### 2.3 Spatial Area - East Kennet Valley

**2.29** The East Kennet Valley is the name given to the rural south-east of the District that lies to the east of Thatcham and outside of the North Wessex Downs AONB. The East Kennet Valley is characterised by a number of villages along the route of the River Kennet and the Kennet and Avon Canal and others dispersed across farmland and woodland. There are a number of important environmental assets in the area such as ancient woodlands, local wildlife sites and SSSIs.

**2.30** Some growth is planned for this area to help meet the needs of the village communities and to assist with the viability of village shops and services. The overall amount of growth is relatively low for two main reasons:

- The East Kennet Valley has fairly limited services and facilities as well as more limited transport connections.
- The Atomic Weapons Establishment (AWE) has two bases in this area, at Aldermaston and Burghfield. There is a restriction on development as set out in full in Core Strategy policy CS8.

**2.31** The Core Strategy sets out a housing number of approximately 800 new homes for the East Kennet Valley between 2006 and 2026. An element of flexibility was included in the preferred options in case houses could not be delivered as planned elsewhere, specifically in the Eastern spatial area of the District. There are technical challenges with delivering the proposed numbers of dwellings in the Eastern area and this is partially reflected in the allocations for the East Kennet Valley.

**2.32** Public consultation is an important part of the site selection process. The preferred options sites within the East Kennet Valley resulted in a high response during the consultation and the comments received have been used to inform the decision making process.

**2.33** The Core Strategy defines Burghfield Common and Mortimer as Rural Service Centres in this area, with Woolhampton and Aldermaston as Service Villages. There are not proposed to be any allocations in Aldermaston due to its proximity to AWE Aldermaston. Development is proposed in Burghfield Common, Mortimer and Woolhampton in the form of small extensions to these villages.

**2.34** Stratfield Mortimer Parish Council is preparing a Neighbourhood Development Plan (NDP) for the parish and will be allocating the development for that part of the East Kennet Valley. The NDP has to conform with the Core Strategy and, if adopted, will form part of the development plan for West Berkshire.

## 2.3.1 Burghfield Common

### Policy HSA 16

#### **Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (site reference BUR015)**

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

- The provision of approximately 100 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Clayhill Road.
- The scheme will be supported 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 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.
- 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.
- The scheme will comprise a development design and layout that will:
  - Front the road to allow proper integration with the existing built form.
  - Be informed by a Landscape and Visual Impact Assessment which will include measures to:
    - Protect and if necessary strengthen the existing landscaping to the adjacent development.
    - Protect and enhance the landscape edge to the south east of the site and seek opportunities to reconnect Clayhill Copse and Pondhouse Copse through landscaping.
    - Create views out of the development to the north and south east.
    - Create a new gateway to Burghfield Common to its north, integrating the development to the north of Clayhill Road.
    - Ensure a 15m buffer to ancient woodland to the south east and retain existing woodland on the site
    - Provide footpaths and cycleways to serve the site, enabling connections to the existing network of footpaths and local routes in the surrounding housing areas to increase permeability.
    - Protect the water course along the south eastern boundary of the site.

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### Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common - Policy HSA16



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### Delivery and Monitoring - Policy HSA16

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 17

### **Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common (site references BUR002, 002A, 004)**

These sites are being considered together as one site and have a developable area of approximately 2 hectares. The sites should be masterplanned comprehensively in accordance with the following parameters:

- The provision of approximately 60 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Reading Road, with a potential secondary access from Stable Cottage.
- The scheme will be supported 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 be informed by a Flood Risk Assessment to take into account surface water flooding and advise on any appropriate mitigation measures.
- The scheme will comprise a development design and layout that will:
  - Limit the developable area to the west of the site to exclude the areas of existing woodland.
  - Be informed by a Landscape and Visual Impact Assessment which will include measures to:
    - Reflect the semi-rural edge of Burghfield Common through appropriate landscaping.
    - Provide a buffer of 15 metres to the areas of ancient woodland to the west of the site and provide appropriate buffers to the rest of the TPO woodland.
    - Provide an appropriate landscape buffer on the part of the site that is adjacent to The Hollies to minimise any impact on the residents.
    - Explore options to provide footpath and cycle links to existing and proposed residential development to increase permeability to other parts of Burghfield Common.



## 2 Housing Sites

### Land to the rear of The Hollies Nursing Home and Land opposite 44 Lamden Way, Burghfield Common - Policy HSA17



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#### Delivery and Monitoring - Policy HSA17

This site is expected to start 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

**2.35** The settlement boundary of Burghfield Common has been redrawn to include the developable areas of allocated site BUR002/002A/004 and BUR015 and to exclude the area of woodland in the north west corner of Burghfield Common (Hollybush Lane). This is shown on the Policies Map and a map of Burghfield Common can be found in Appendix 6.

## 2.3.2 Mortimer

**2.36** Mortimer is a Rural Service Centre within the East Kennet Valley, meaning that it will be a focus for development in this area. Two options were considered through the preferred options consultation:

- Option 1: Stratfield Mortimer is given a housing number of at least 100 dwellings and allocates sites for development through the NDP, in conformity with the policies of the Core Strategy
- Option 2: West Berkshire Council allocates sites to fulfil the housing requirement.

**2.37** Representations through the preferred options consultation as well as further discussions with the neighbourhood planning group have led to Option 1 being taken forward. The NDP for Stratfield Mortimer is therefore allocating a site/s to fulfil the requirement set out above with the intention of providing 110 dwellings. The NDP is well progressed, and if adopted, will form part of the development plan for West Berkshire. The NDP will also include a review of the settlement boundary of Mortimer.

### Development in Stratfield Mortimer

**2.38** 110 houses will be identified through the Neighbourhood Development Plan (NDP) for Stratfield Mortimer.

**2.39** The Council will positively support Stratfield Mortimer Parish Council to identify the most appropriate way of meeting this requirement through the NDP including the allocation of a suitable site/s and a review of the Settlement Boundary.

**2.40** The delivery of the NDP will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall through the DPD process if the NDP is not adopted within 2 years of the adoption of the Housing Site Allocations DPD.

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### 2.3.3 Woolhampton

#### Policy HSA 18

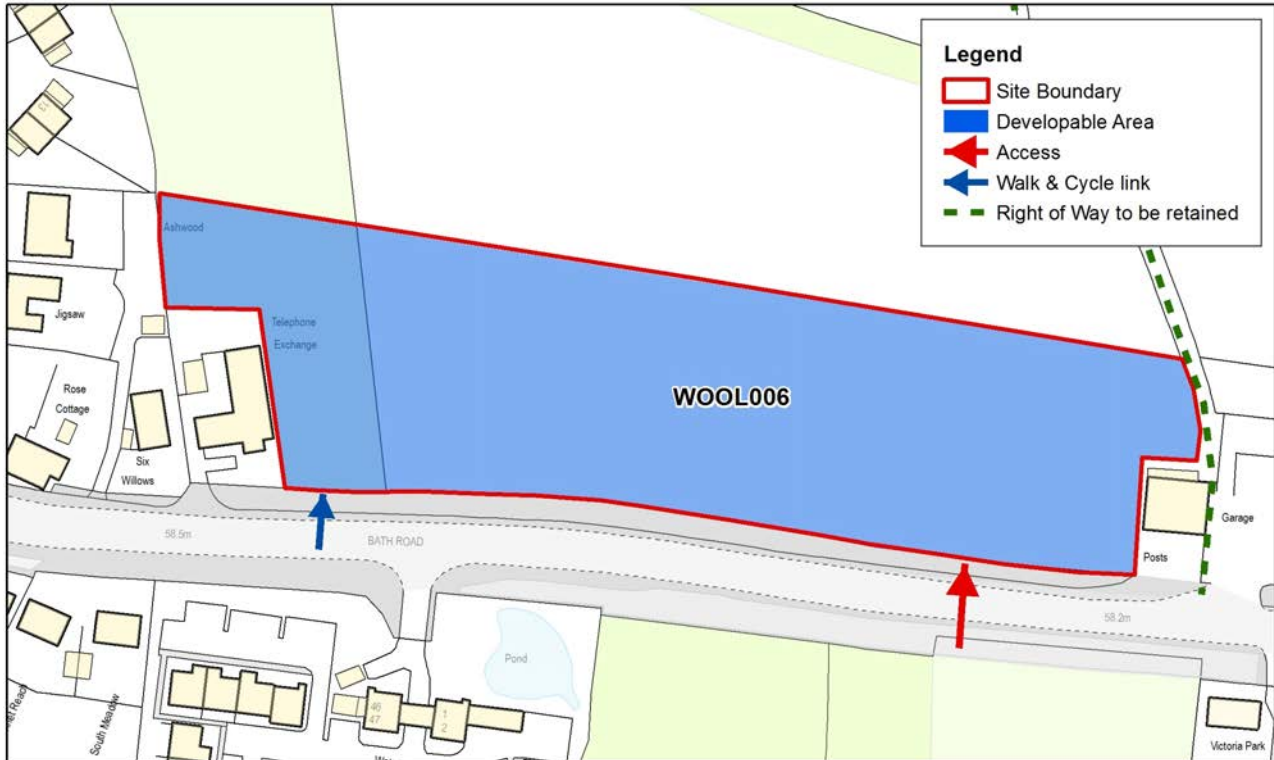
##### **Land to the north of the A4, Woolhampton (site reference WOOL006)**

This site has a developable area of approximately 1 hectare and will be delivered in accordance with the following parameters:

- The provision of approximately 30 dwellings.
- The site will be accessed to the east of the site away from the entrance to Watermill Court.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected. Development on the site will not adversely affect the Site of Special Scientific Interest (SSSI) to the south of the site and a Habitats Regulations Assessment will be required to accompany any future planning application
- The scheme will comprise a development design and layout which will:
  - Be developed in an east/west orientation along the A4 to take into account the oil pipeline that crosses the site to the north.
  - Be designed to integrate with the adjoining built form.
  - Protects the public right of way that runs along the eastern boundary of the site.
  - Provides footpath and cycle linkages to the adjoining development to increase permeability.
- The retention of the area to the north as wildlife habitat / open space
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

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## Land to the north of the A4, Woolhampton - Policy HSA18



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### Delivery and Monitoring - Policy HSA18

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

**2.41** The settlement boundary of Woolhampton has been redrawn to include the developable area of allocated site WOOL006 and to include WOOL002 (Station Yard). This is shown on the Policies Map and a map of Woolhampton can be found in Appendix 6.