

Policy HSA 2

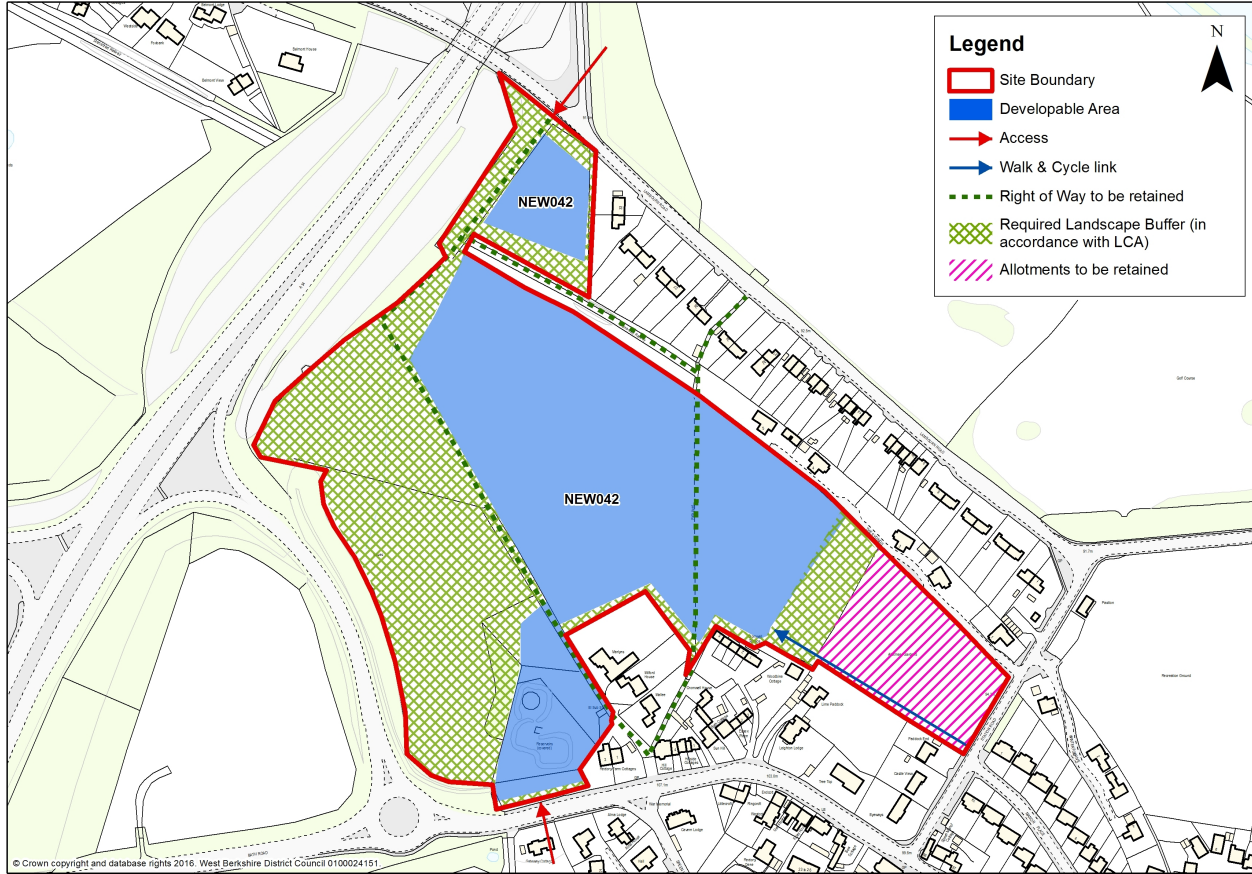
Land at Bath Road, Speen, Newbury (site reference NEW042)

This site has a developable area of approximately 4.8 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 and Lambourn Road. The final choice/s will be fully informed by a Landscape and Visual Impact Assessment (LVIA) for the site. This will consider the development, design and layout, including full consideration of the heritage setting of the site.
- 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 and field evaluation 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 special architectural and historic interest of the Speen Conservation Area .
- The rural character of the existing Public Rights of Way across the site will be protected.

2 Housing Sites

Land at Bath Road, Speen, Newbury, Policy HSA2



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.