

## Eastern Urban Area

### Policy HSA 8

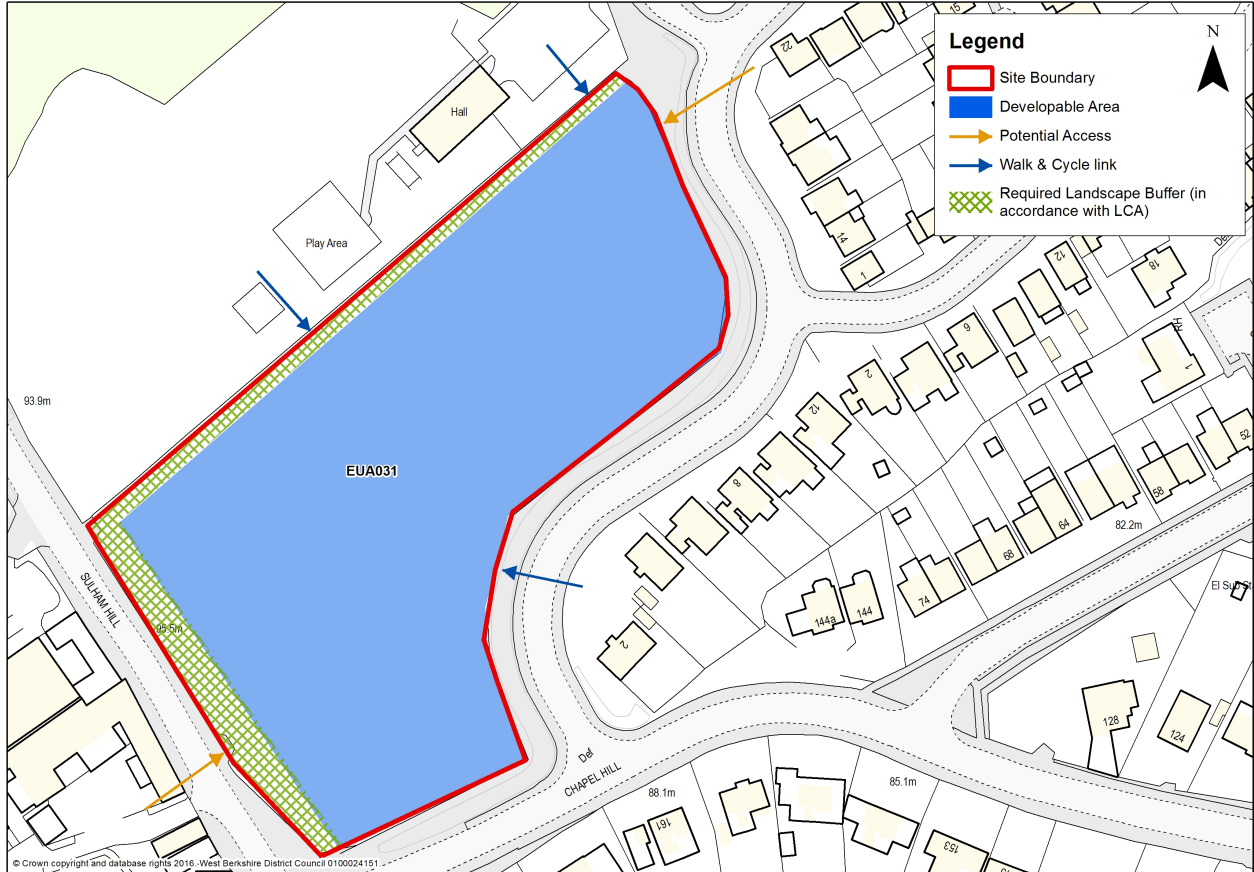
#### **Land to the east of Sulham Hill, Tilehurst (site reference EUA031)**

This site has a developable area of approximately 1.2 hectares and will deliver in accordance with the following parameters:

- The comprehensive delivery of approximately 35 dwellings with an emphasis on family housing.
- The site will be accessed from either Clements Mead or Sulham Hill, with the final access being determined by the LVIA in order to preserve the semi-rural character of Sulham Hill.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
  - Being set back from Sulham Hill to enable the creation of a woodland belt along this edge to soften the urban edge of Tilehurst and enhance the rural character of Sulham Hill and Hall Place Farm.
  - The provision of tree planting along the boundary with the Cornwell Recreation Ground
- The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures:
  - Faces in to Clements Mead to enable proper integration with the existing built form of Clements Mead;
  - Explores the opportunities to provide footpath links to locations including the Cornwell Centre, the Cornwell recreation ground and to existing footpaths and bus stops.

## 2 Housing Sites

### Land to the east of Sulham Hill, Tilehurst - Policy HSA8



### Delivery and Monitoring - Policy HSA8

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.