

Stonehams Farm

2.26 Stonehams Farm is made up of two sites, EUA003 (approximately 0.7 hectares) and EUA008 (approximately 2.5 hectares). The sites should be planned and developed comprehensively including footpath and cycle linkages between the two parts of the site, connecting into the wider public rights of way network.

Policy HSA 9

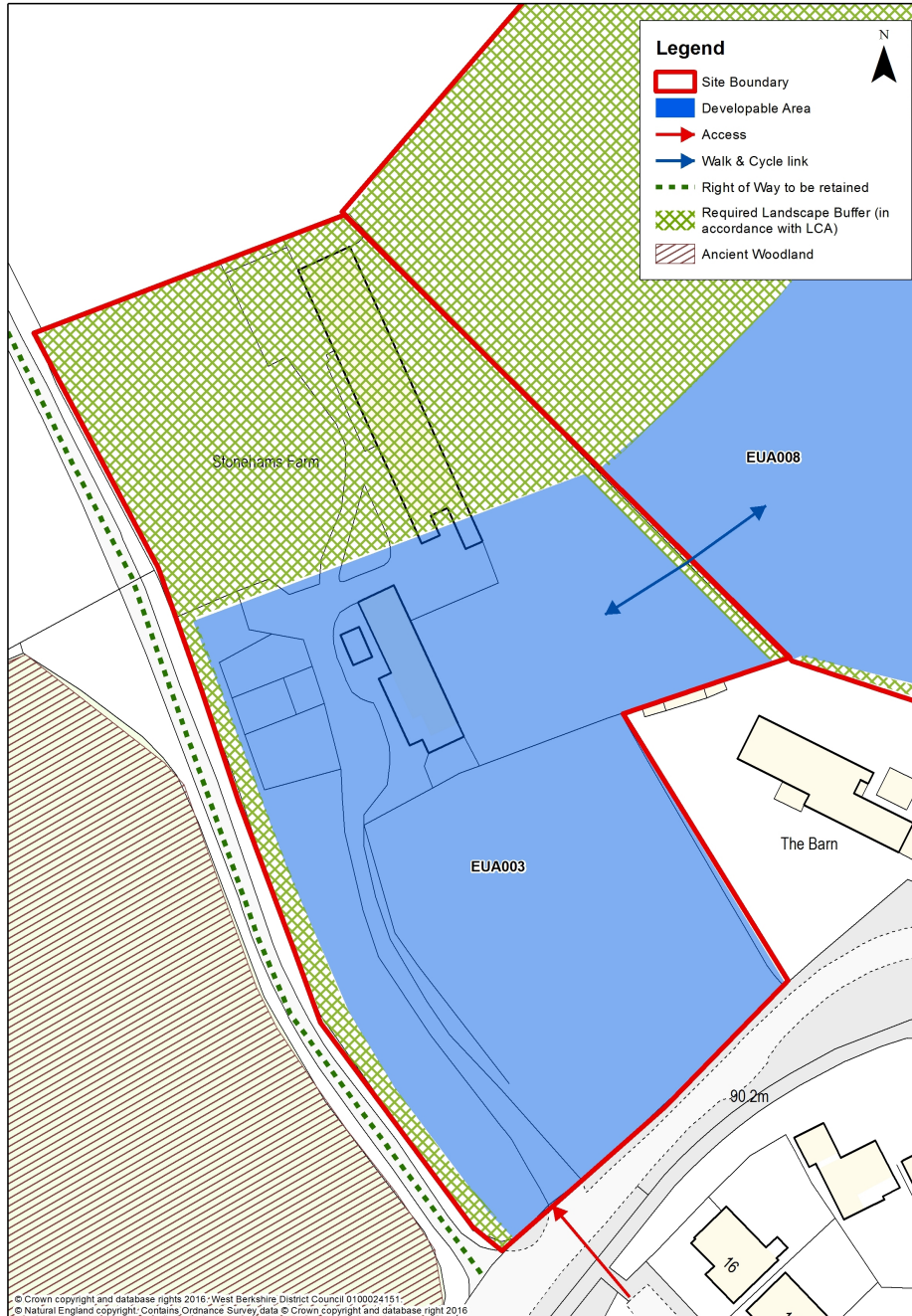
Stonehams Farm, Long Lane, Tilehurst (site reference EUA003)

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

- The provision of approximately 15 dwellings with an emphasis on family housing.
- The site will be accessed from Long Lane.
- The scheme will be informed by a Flood Risk Assessment (FRA) given that the centre of the site is within a surface water flood risk area. The FRA will advise on appropriate mitigation measures.
- 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 site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The creation of woodland on the northernmost portion of the site linking to Vicarage Wood.
 - The retention of boundary hedgerows and trees along Long Lane and the Berkshire Circular Route.
 - New tree belt and hedgerow along the northern exposed boundary.
- 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 to conserve and enhance the AONB:
 - Limiting the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB than at present.
 - Provide a 15m buffer to ancient woodland.

2 Housing Sites

Stonehams Farm, Tilehurst (EUA003) - Polyc HSA9



Delivery and Monitoring - Policy HSA9

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.