

2 Housing Sites

Pangbourne

Policy HSA 21

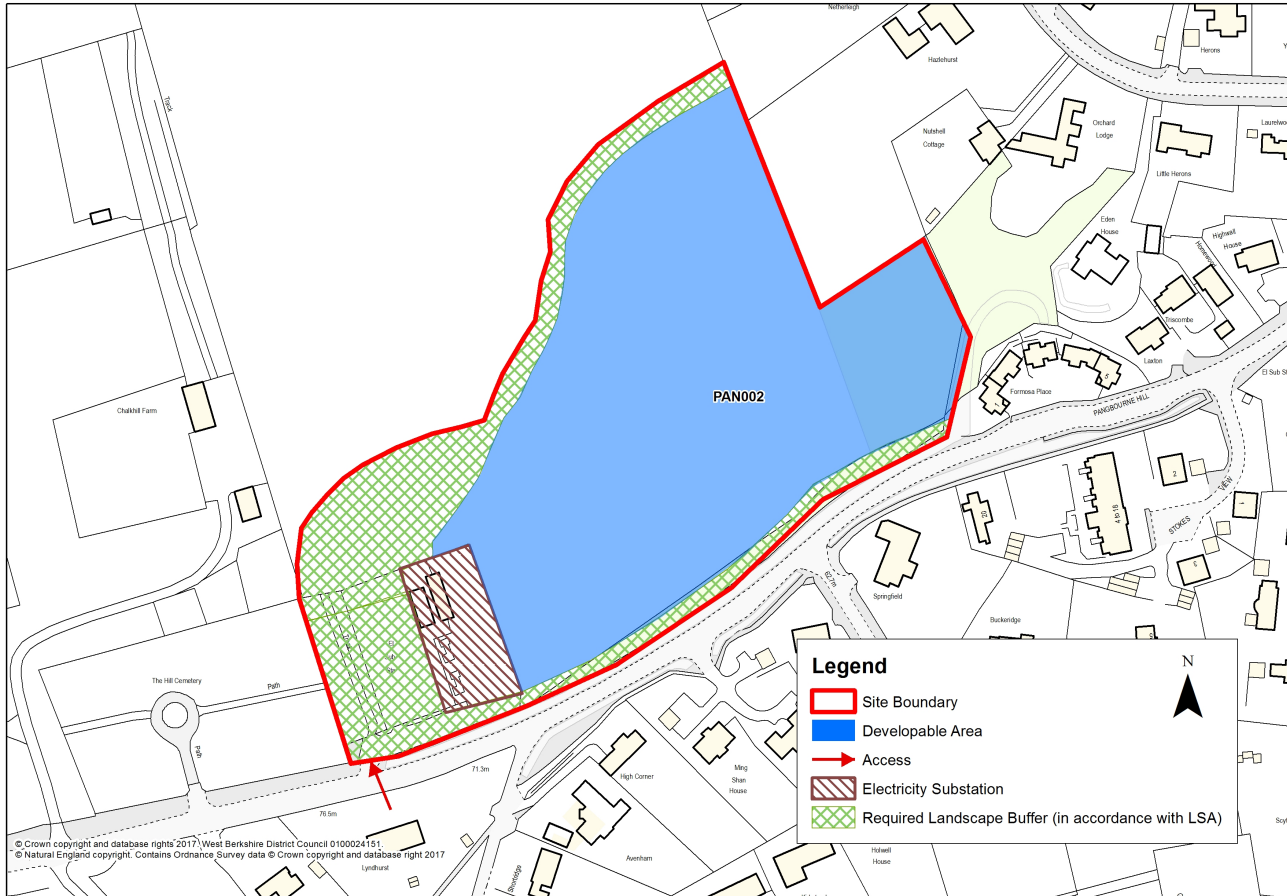
Land north of Pangbourne Hill and west of River View Road, Pangbourne (site reference PAN002)

The site has a developable area of 2.24 hectares which is based on the outcomes of the Landscape Assessment. The development will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings, comprising family homes.
- The site will be accessed from Pangbourne Hill.
- The provision of footpath links including linking into the existing footpath on the north side of Pangbourne Hill to provide a safe pedestrian route from the development into Pangbourne.
- An extended phase 1 habitat survey will be required 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.
- An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.
- The scheme will be informed by a Flood Risk Assessment that takes into account the adjacent area at risk from surface water flooding and the provision of SuDS.
- Given the location of the site in Source Protection Zone 1 (SPZ) consideration of the safeguards required to protect groundwater from contamination will be required.
- The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - A mass and scale of development that is not visually intrusive and does not detract from views of the Thames Valley and the Chilterns.
 - The western boundary planted with a linear woodland designed to respect the local topography and vegetation pattern and contain the settlement.
 - Maintaining the continuous bank and tree cover along Pangbourne Hill.
 - The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate.
 - A layout that works with the grain of the topography and be restricted to lower slopes below the 75m AOD contour, or 70m AOD where the site is more visually exposed.
- The development design and layout will be further informed by a Landscape and Visual Impact Assessment (LVIA).

Housing Sites 2

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Delivery and Monitoring - Policy HSA21

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

2.52 The settlement boundary of Pangbourne has been redrawn to include the developable area of allocated site PAN002 (as set by the Landscape Sensitivity Assessment) and to include existing development at Hartslock Court to the north west of Pangbourne. This is shown on the Policies Map and a map of Pangbourne can be found in Appendix 6.