

## 2 Housing Sites

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**2.1** All site allocations are subject to a planning application. The following policy sets out the criteria which all allocated sites within the development plan must comply with. This is followed by a section for each of the spatial areas which sets out a specific policy, accompanied by an indicative site plan, for each site allocated in this DPD. These site specific policies may amplify the points below and the DPD should be read as a whole. Information is also provided on changes to the settlement boundaries.

#### Policy GS 1

##### General Site Policy

All sites will be delivered in accordance within the West Berkshire development plan<sup>(2)</sup> and adopted Supplementary Planning Documents and Guidance. In addition, the policy criteria below will apply to each site:

- Each allocated site will be masterplanned and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of infrastructure, services, open space and facilities. A single planning application will be submitted for each allocated site, either an outline or full application, to ensure this comprehensive approach to development is achieved.
- An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to Special Areas of Conservation (SACs) and river and wetland Sites of Special Scientific Interest (SSSIs).
- Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out as follows:
  - In a Travel Plan if the site is of 80 dwellings or more (within parking zone 3).
  - In a Travel Plan if the site is of 50 dwellings or more (within parking zone 1, zone 2 and in the Eastern Urban Area zone).
  - In a Travel Information Pack if the development is 10 or more dwellings.
- Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network. They will also take advantage of the landscape features of value within the site. Opportunities to improve external routes to services and facilities will be sought.
- Measures will be provided to mitigate the impact of development on the local road network. Sites of 30 dwellings or more will require a Transport Statement. Sites of 60 dwellings or more will require a full Transport Assessment.
- Where any part of a site is underlain by aggregate mineral deposits then consideration of policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire (Saved Policies)<sup>(3)</sup> will be required.

<sup>2</sup> The West Berkshire development plan currently consists of the saved policies of the West Berkshire Local Plan 1991-2006, the saved policies of the Replacement Minerals Local Plan for Berkshire, the saved policies of the Waste Local Plan for Berkshire, the West Berkshire Core Strategy, the West Berkshire Housing Site Allocations DPD, and the South East Plan (May 2009), only insofar as Policy NRM6 applies.

<sup>3</sup> Or any other policy document replacing this Plan.

## Housing Sites 2

- A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013* will be provided for each site. This will inform the final capacity, development design and layout of the site and requirements for green infrastructure and the provision of public open space.
- Development will respond positively to the local context, ensuring a high quality of design that responds effectively to the character of the surrounding area.
- Necessary infrastructure will be provided at a rate and scale that meets the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards.
- All adverse impacts on habitats and species of principal importance for the conservation of biodiversity in England and other biodiversity will be addressed through avoidance, appropriate buffering, on-site mitigation and where applicable, off-site compensation measures.