

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Policy RSA2**Land at Bath Road, Speen, Newbury**

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The comprehensive delivery of approximately 100 dwellings;
- b. 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;
- c. Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the A34;
- d. Informed by the archaeological assessment already undertaken of the site;
- e. Informed by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and protected and/or priority habitats and/or species are not adversely affected;
- f. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- g. 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 comprise a development design and layout in line with policy SP7 that includes the following measures:
 - i. Limitation of built form to below the higher ground to avoid introducing prominent development on the skyline;
 - ii. Retention of the allotments in situ, with consideration of additional provision;
 - iii. A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural and historic character of the western approach into Newbury;
 - iv. Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line;
- h. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
- i. Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area. Particular attention will be paid to the design of the scheme when approaching the Conservation Area along Bath Road, responding sensitively to the character, density and scale of existing development;
- j. The rural character of the existing Public Rights of Way across the site will be protected;
- k. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required;
- l. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer; and
- m. The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.

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