

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

Policy RSA8**Land at Pincents Lane, Tilehurst**

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

- a. The provision of approximately 138 dwellings, providing a mix of dwellings sizes and types including custom and self-build units;
- b. Access to the site will be obtained from Pincents Lane from the south, with an additional emergency vehicle access to be provided;
- c. Measures will be provided to mitigate any impact of the development on the local road network. A Transport Assessment will be required to inform development proposals;
- d. Walking and cycle routes into and through the site will be provided and will be linked to existing routes, including existing Public Rights of Way which will be protected and enhanced. The dedication/acceptance of a public footpath running north/south through the community parkland and the creation of pedestrian links to the recreation ground should also be considered;
- e. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;
- f. The site lies within the setting of the North Wessex Downs National Landscape and will be developed in accordance with policy SP2 and the Landscape Capacity Assessment⁽¹⁰⁵⁾ for the site. The scheme will comprise a development design and layout in line with policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures:
 - i. Development will be expected to be contained below 75m AOD contour. Any minor incursions above 75m shall not exceed 80m AOD and would need to demonstrate that the development would not be visually prominent from sensitive viewpoints;
 - ii. Development will be contained to the area west of the existing conifer line between the existing retail units and the recreation ground;
 - iii. Retain open views from the A4 and the recreation ground to the wooded skyline;
 - iv. Reinforce the wooded skyline and woodland links between the National Landscape and Withy and Oliver's Copses;
 - v. Include a substantial 15m wooded landscape buffer along the east side of Pincents Lane;
 - vi. Reinforce the tree belt along the southern edge of the site towards the adjoining commercial area; and
 - vii. Avoid creating isolated built form through the creation of landscaped links into adjoining built form;
- g. A key part of this development allocation will be the establishment of community parkland to be provided as green infrastructure and public open space in perpetuity on the eastern part of the site. This area of land will remain outside the settlement boundary;
- h. The development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- i. The development will be informed by a Tree Survey due to the presence of TPOs on the site;
- j. The development will be informed by a Flood Risk Assessment (FRA) , in accordance with policy SP6. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures;
- k. Given the proximity of the site to the M4 and adjacent commercial area the development will be informed by a noise and air quality survey which will advise on appropriate mitigation measures, where necessary;
- l. A Heritage Impact Assessment (HIA) will be required to inform the development design and layout, and to protect the setting of the Grade II listed Pincents Manor;
- m. Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
- n. Development will be informed by a desk-based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of

105 Landscape Capacity Assessment of Potential Housing Sites within and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty: Eastern Urban Area Additional Sites (August 2015): <https://westberks.gov.uk/local-plan-evidence#landscape>

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appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;

- o. Much of the site lies within a Mineral Safeguarding Area, and so the scheme will be informed by the Minerals Resource Assessment already undertaken for the site; and
- p. The development design will respond 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.

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