

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

Policy RSA27

Land adjoining The Haven, Kintbury

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 20 dwellings to be developed in a low density scheme in keeping with the surrounding area;
- b. The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011):
 - i. Replacement of the conifer hedge to the western boundary with more appropriate planting;
 - ii. Views from the surrounding countryside, Public Right of Way, and the neighbouring recreational field would need to be carefully considered; and
 - iii. New planting to integrate the buildings into the landscape;
- c. The development design and layout will be in accordance with policy SP7 and further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- d. An Ecological Impact Assessment (EclA) will be required which should include a Great Crested Newt survey. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
- e. The design of the development 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;
- f. Access to the site will be provided from The Haven via the existing garages. Any parking lost will need to be relocated;
- g. A Transport Statement will be required as part of any planning application;
- h. 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;
- i. Part of 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; and
- j. A noise survey will be required as part of any planning application due to the proximity of the site to a sports ground; and
- k. 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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