

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

## Policy RSA19

### Land north of Pangbourne Hill, Pangbourne

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 25 dwellings, in a low density scheme;
- b. Access to the site will be provided via Sheffield Close, off Pangbourne Hill;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required. The following elements shall be undertaken to inform the Transport Assessment:
  - i. Updated speed surveys fronting the access onto Pangbourne Hill, with any required adjustments to sight lines provided;
  - ii. Junction 10 PICADY traffic model submitted for the access onto Pangbourne Hill and for the Pangbourne Hill/A340 junction.
- d. Internal walking and cycle routes for the site will be provided and will be linked to existing routes;
- 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 Information Pack;
- f. The scheme will be informed by a full detailed Landscape Visual Impact Assessment (LVIA) which takes account of the Landscape Sensitivity and Capacity Assessment (2020) (LSCA). The proposals will include the following measures:
  - i. To ensure it is not visually prominent, development will be limited to the lower slopes on the eastern side of the site only, adjacent to Riverview Road; and
  - ii. No development shall be located on the elevated upper slopes in order to conserve and enhance the National Landscapes of both the North Wessex Downs and the Chilterns. This part of the site will be retained as a landscape buffer which will remain outside the settlement boundary;
- g. An arboricultural survey will be required to inform the delivery of the site, to take into account the protected trees adjacent to the site on the eastern side;
- h. Development proposals for the site will be supported by a Flood Risk Assessment, 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;
- i. Development will be informed by an Ecological Impact Assessment (EIA). 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;
- j. 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;
- k. 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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