

6 Housing Site Allocations - The Eastern Area

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6.1 The Eastern Area includes Purley on Thames, Tilehurst and Calcot, which make up the Eastern Urban Area, together with the village of Theale. This area has a close functional relationship with Reading and the accessible facilities that Reading offers. The area has a number of high quality landscape and environmental assets, including the Thames National Path and the adjoining North Wessex Downs AONB.

6.2 The Core Strategy sets out a requirement for this area of approximately 1,400 new homes between 2006 and 2026. At March 2013 the completions and outstanding commitments (homes with planning permission) left a remaining requirement of approximately 700. The number needing to be allocated is reduced by taking account of permissions granted since March 2013, sites within the settlement boundary that have been identified in the Strategic Housing Land Availability Assessment (SHLAA) and by the inclusion of a modest windfall allowance.

6.3 The Eastern Area is very constrained for environmental reasons. The AONB abuts the built up area of Purley, Tilehurst and Calcot. To the south of the urban area and the rural service centre of Theale, much of the land is within Flood Zones 2 and 3. There are also issues relating to traffic congestion, particularly in the vicinity of the motorway junction.

6.4 Whilst a number of sites have been assessed as potentially developable, there are some potential technical issues regarding development on some of these sites including access and amenity concerns. This had led to more sites being included as preferred options than are needed to make up the required numbers. Further assessment work on the sites will be continued and public consultation will be an important part of the site selection process.

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Eastern Urban Area

6.5 The Eastern Urban Area consists of Purley on Thames, Tilehurst and Calcot. Nine sites were assessed as potentially developable through the SHLAA.

6.6 This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.

Preferred Options

6.7 There are seven sites included as preferred options.

Tilehurst

Preferred Option 28

Turnhams Farm, Pincents Lane (Pincents Hill) (SHLAA site reference EUA007)

The site is located on the edge of the AONB in Tilehurst, linking Tilehurst to the retail park at Calcot. An area of 9.5 hectares is proposed for development at medium density, for approximately 285 dwellings. The site was subject to a refused planning application, which was upheld at appeal and an unsuccessful village green application in 2009/10. The proposed development takes into account the findings of the appeal and has therefore reduced the proposed developable area of the site. The areas proposed for development are not adjacent to existing residential development, although the southern development area is adjacent to Turnhams Green Industrial Estate and the Calcot retail park.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

There are access concerns affecting the development of the site which will need to be addressed before any allocation can be confirmed. The site will be accessed via Pincents Lane to the south. It is considered that vehicular access to Pincents Lane north is likely to be resisted.

Any housing proposal would need to account of the expected traffic generation to and from Ikea during the PM peak periods and weekends. If mitigation is possible to accommodate traffic from any residential development, it is likely that it will be extensive.

The scheme would include retention of the public right of way and create a new area of public green open space with potential for part of the site to be retained for agricultural use.

Landscape and ecological corridors would be provided on site.

Ecological and archaeological surveys would be required to inform any development proposal.

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Preferred Option 29

Stonehams Farm (SHLAA reference EUA008 & EUA003)

Stonehams Farm is made up of two sites, EUA008 a 2.2 hectare site which, at a low density of development could accommodate approximately 44 dwellings and EUA003 a 0.83 hectare site which, at a low density of development could accommodate approximately 17 dwellings. The two sites developed together would deliver a total of approximately 60 dwellings.

The sites are well related to existing services and facilities on the edge of Tilehurst. The sites are surrounded by residential development on two sides. The sites have easy access to the countryside via a number of footpaths, with the footpath adjacent to the site needing to be preserved should development take place.

The sites are located within the AONB, and therefore Landscape Assessment work has been carried out, which assesses that part of the site is acceptable in landscape terms if suitable mitigation is put in place. The sites are adjacent to ancient woodland and trees with Tree Preservation Orders, meaning that appropriate buffers and protections would be required as part of any development proposal.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

It is proposed that access can be obtained from Long Lane. Long Lane will need to be widened fronting the site and possibly other locations with the provision of footways to connect the site to existing footways in the vicinity.

Preferred Option 30

Land to the east of Sulham Hill (SHLAA site reference EUA031)

Land to the east of Sulham Hill is just under 1 hectare in size and could accommodate, at medium density, approximately 29 dwellings. The site is well related to existing residential development, close to local services and facilities. The site is adjacent to a community hall and children's play area.

As the site is adjacent to the AONB, Landscape Assessment work has been carried out on the site which confirms that the site is acceptable in landscape terms, subject to mitigation.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

It is proposed that access will be sought via Clements Mead.

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Preferred Option 31

Land to the east of Long Lane and south of Blackthorn Close (SHLAA site reference EUA033)

This is a 1 hectare site which could accommodate, at medium density, approximately 30 dwellings.

As the site is adjacent to the AONB, Landscape Assessment work has been carried out on the site which confirms that part the site is acceptable in landscape terms, subject to mitigation.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

Access would need to be from Long Lane. Long Lane will therefore need to be widened fronting the site and possibly other locations, with the provision of footways to connect the site to existing footways in the vicinity.

Ecological and archaeological surveys would be required to inform any development proposal. Appropriate buffers need to be provided between the site and the adjacent ancient woodland.

Purley-on-Thames

Preferred Option 32

72 Purley Rise (SHLAA site reference EUA035)

This is a 1.2 hectare site, which if developed at a medium density could accommodate approximately 34 dwellings. The site is well related to the existing settlement with development on two sites, although it is located behind the current building line.

The site was also promoted as an alternative option as a site for Gypsies and Travellers.

The scheme would include a mix of dwelling sizes and types, including affordable housing with scope for on-site open space provision.

An adoptable access would be required to serve this site. The existing access serving the site is narrow and it is not known if additional land can be acquired to provide an adequate access to the site. This issue may affect the numbers that could be developed on the site.

Ecological and archaeological surveys would be required to inform any development proposal.

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Calcot

Preferred Option 33

Land adjacent to junction 12 of M4, Bath Road, Calcot (SHLAA site reference EUA025)

This site could accommodate approximately 50 to 100 dwellings as a medium density development, depending on how much of the site is suitable. The site is located to the east of Calcot to the south of the A4, adjacent to junction 12 of the M4. Only part of the site is recommended for allocation due to air and noise pollution generated by the M4/A4 and the flood risk on the southern part of the site. The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park. The smaller area for development will reduce the likelihood of any conflict with the Highways Agency's Smart Motorway Scheme which is due to begin at junction 12.

The scheme would include a mix of dwelling sizes and types, including affordable housing. At the scale proposed and in the location proposed, there are no highways concerns and access would be obtained onto Dorking Way. The proposed location of development would avoid the flood risk on the southern part of the site.

Ecological and archaeological surveys would be required to inform any development proposal. Noise and air quality could be a significant issue. A noise and air quality survey would be required and careful design and mitigation measures would be needed.

Preferred Option 34

Land adjacent to Bath Road and Dorking Way, Calcot (SHLAA site reference EUA026)

It is proposed that this site is considered in conjunction with EUA025. The site area is 0.8 hectares and this site could accommodate approximately 24 dwellings at a medium density.

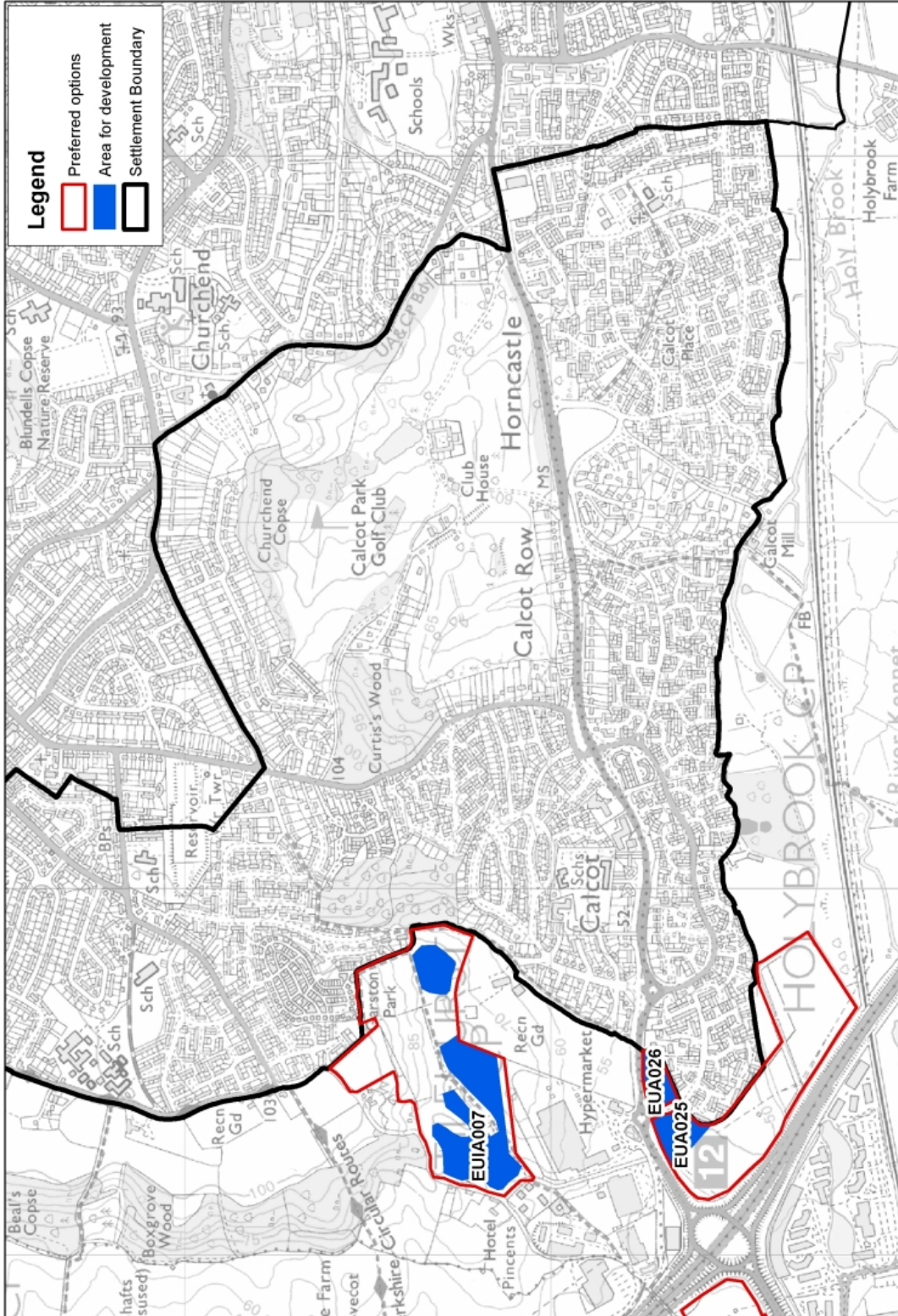
The scheme would include a mix of dwelling sizes and types, including affordable housing.

The site would be accessed via Dorking Way. No highways concerns have been identified.

A small part of the western edge of the site is within a surface water flood risk area, therefore a flood risk assessment would be required, and appropriate SuDs provided. A noise and air quality survey would be required and careful design and mitigation measures would be needed.

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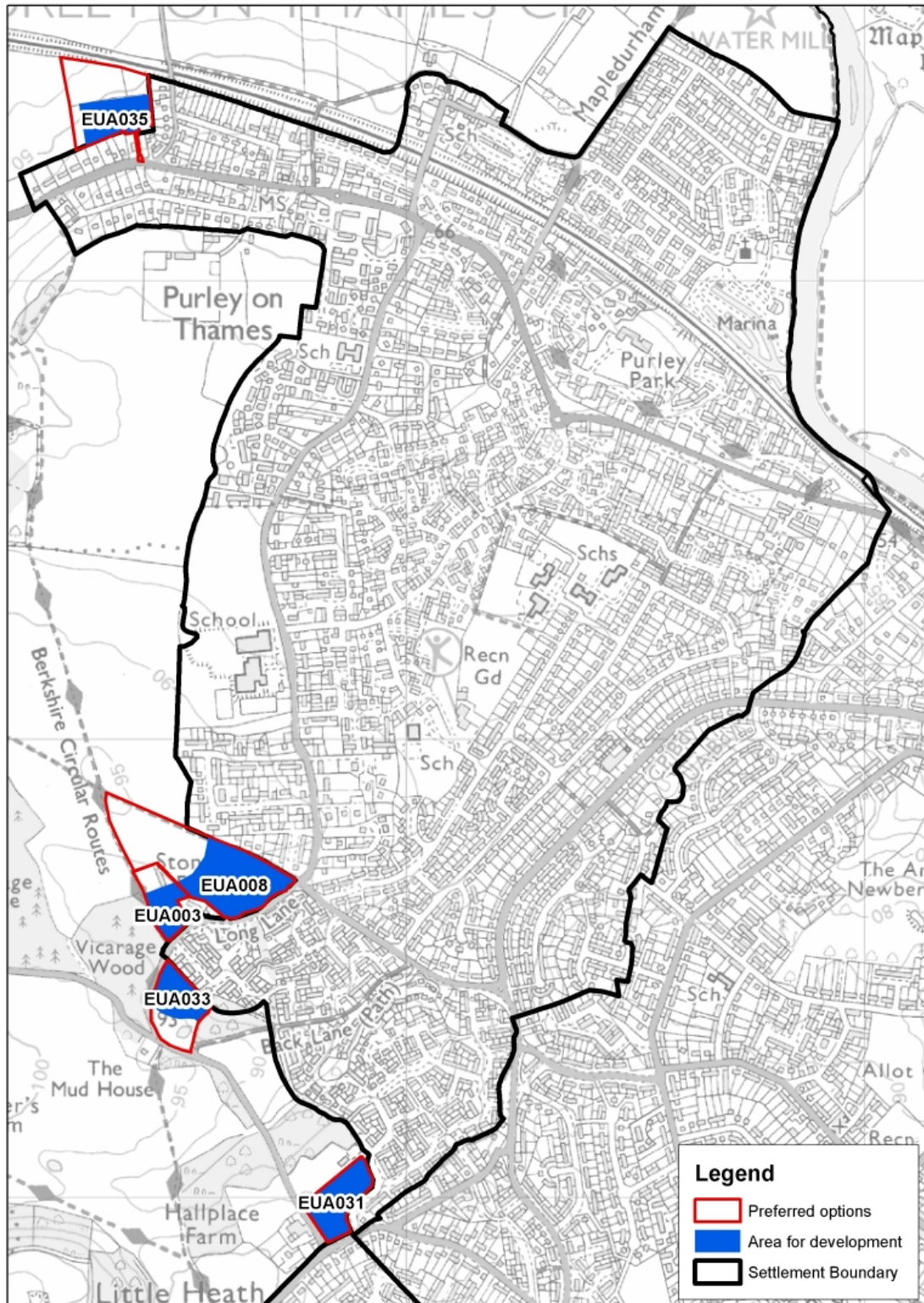
Preferred Options - Calcot and Tilehurst (south)



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Preferred Options - EUA (Purley-on-Thames and Tilehurst north)



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Settlement Boundary

6.8 The settlement boundaries within the Eastern Urban Area will be redrawn around the developable boundaries of the sites chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 14 Site Options Considered and Rejected (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
EUA032	Land to the east of Sulham Hill between Barefoots Copse and Cornwell Copse	45	<ul style="list-style-type: none"> Proximity to ancient woodland Access concerns

Theale

6.9 Theale is the only Rural Service Centre in the eastern area of the District. Five sites on the edge of Theale were assessed as potentially developable in the SHLAA.

6.10 The number of sites assessed as potentially developable means that choices have to be made through the site selection process to select a preferred option/s. This information is set out in full in the Site Selection Framework paper and includes details about the sites which have been discounted through the site selection process.

Preferred Options

Preferred Option 35

North Lakeside (SHLAA site reference THE003)

The site is located adjacent to the A4 close to the centre of Theale, which supports a range of facilities. The site is 1.4 hectares and could accommodate approximately 50 dwellings at a medium to high density.

The scheme would include a mix of dwelling sizes and types, including affordable housing. The site can be accessed onto The Green. Access could also be obtained through St Ives Close, but the Close will need to be upgraded to an adoptable standard.

An additional or alternative access could be obtained from the consented development of Lakeside South which lies to the south of THE003.

There are some Tree Preservation Orders on the site which would need to be taken into account in any development proposal.

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Preferred Option 36

Land between A340 and The Green (SHLAA site reference THE009)

This site is 4.1 hectares and at a medium density of 30 dwellings per hectare it could accommodate approximately 125 dwellings. The site is located adjacent to the A340/A4 roundabout and is close to the centre of Theale, which supports a range of facilities.

Access would be preferred from The Green. A Transport Assessment will be required to assess the impact taking account of the consented Lakeside South residential development to the south. Consideration would need to be given to how any access would relate to the existing access that will serve Lakeside south.

The scheme would include a mix of dwelling sizes and types, including affordable housing. There is potential for part of this site to accommodate an extra care home.

Open space would be provided on site.

Preferred Option 37

Land at Junction 12 (SHLAA site reference THE005)

The developable area of this site is constrained by access to the M4 junction 12 and a pylon crossing the site. A smaller part of the site has been assessed as having potential for approximately 50 dwellings.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

Due to the expected size of the development, this proposal would have a limited impact on the highway network. Adequate access can be obtained from High Street.

Some development fronting the High Street would improve the High Street as a pedestrian and cyclist route from Theale to Calcot.

The site is at risk from flooding so a flood risk assessment would be required, as would a noise and air quality survey. Careful design and mitigation measures would be needed. Ecological and archaeological surveys would be required to inform any development proposal.

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Preferred Option 38**Former Sewage Works (SHLAA site reference THE001)**

This site has capacity for part of the site to be developed for approximately 88 dwellings at a medium density. The developable area of the site is constrained by the pylon crossing the site. The site was previously a sewage treatment works which is now vacant. There may, therefore, be a requirement for decontamination work.

Whilst the site is separated from the existing settlement boundary by an area of public open space, it is well related to existing services and facilities within Theale.

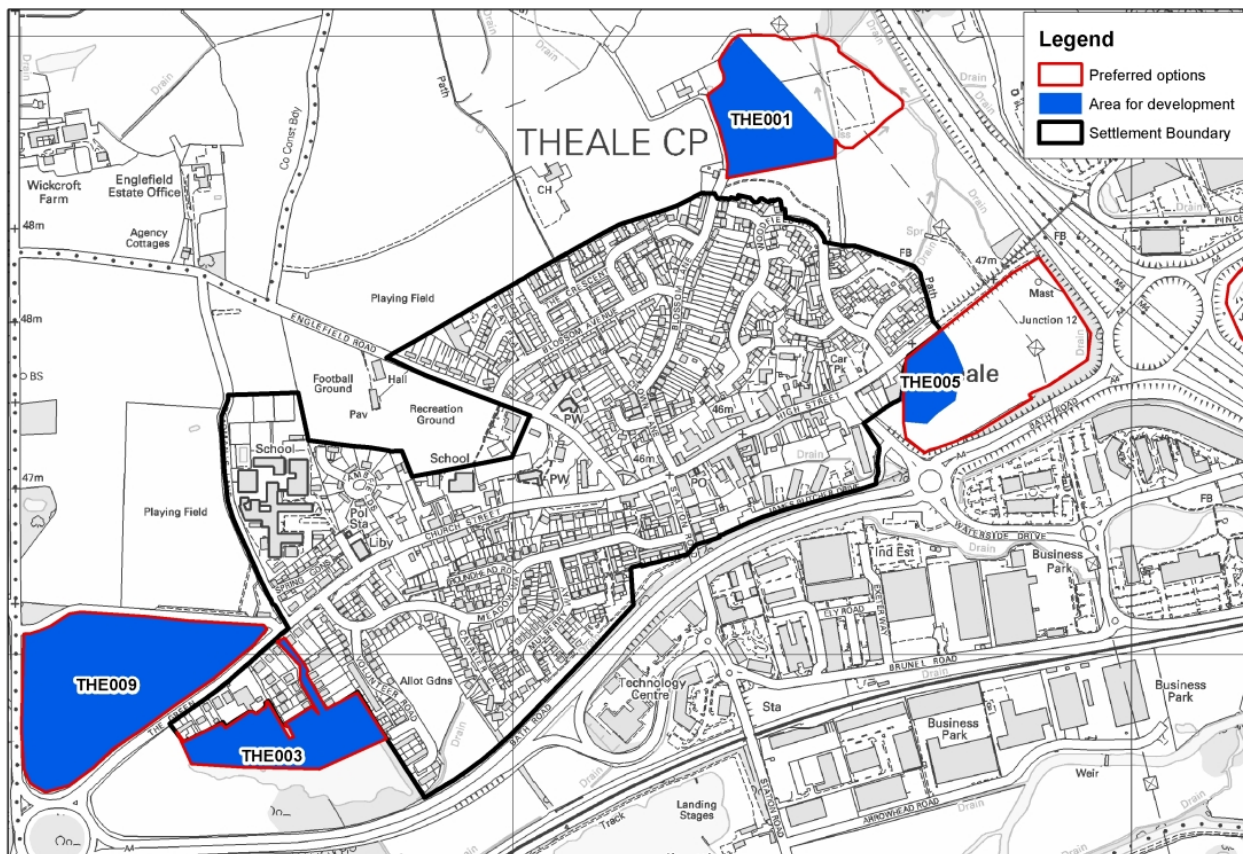
The scheme would include a mix of dwelling sizes and types, including affordable housing.

There are access concerns affecting the development of the site. Blossom Lane would need to be widened or an alternative route provided.

Ecological and archaeological surveys would be required to inform any development proposal.

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Preferred Options - Theale



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Settlement Boundary

6.11 The settlement boundary of Theale will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

Table 15 Site Options Considered and Rejected (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
THE002	Whitehart Meadow	224	<ul style="list-style-type: none"> • Within flood zone 2 plus groundwater and surface water flooding • Noise and air quality issues from the M4. • Overhead power lines