

West Berkshire Local Plan Review 2022-2039 (LPR) Examination

West Berkshire Council response to

IN37: Action Points from the further hearing sessions held in October 2024

SP17 North East Thatcham Strategic Site

AP79. Council to amend the proposed modification to policy SP17 and/or reasoned justification to:

- Amend the first sentence under the sub heading “Homes” to read as follows “The site is allocated for the phased delivery of up to approximately 2,500 dwellings, the final number to be informed by the adopted masterplan supplementary planning document required by this policy” (or similar).
- Amend the paragraph under the subheading “Masterplanning and Design Code” to:
 - Clarify that the preparation of the masterplan will be led by the Council.
 - Refer to collaboration with Thatcham Town Council and relevant parish councils.
 - Delete reference to the SPD being adopted within 12 months of the adoption of the Plan, and amend paragraph 6.63 to explain that is the Council’s intention.
 - Refer to the masterplan SPD informing the final capacity of the site.
 - Amend the final sentence to end “... by the adopted masterplan SPD
- Refer where relevant to development being within the setting of the AONB with cross reference to the requirements of policy SP2.
- Ensure all parts of the policy and reasoned justification are consistent with regard to references to the relationship between the masterplan SPD and planning applications.
- Ensure all parts of the policy and reasoned justification make appropriate reference to the oil and gas pipelines.

Council response

The Council has made the changes requested by the Inspector as set out above. As a consequence, it now proposes the following Proposed Modifications to the submitted version of policy SP17 and its supporting text.

The blue highlighting indicates the modifications proposed as a result of AP79.

Ref	Page of submitted LPR	Policy / Paragraph of submitted LPR	Proposed Main Modification	Reason for Modification
	63	Policy SP17 'Homes'	The site is to be allocated for <u>the phased delivery of approximately 1,500 up to approximately 2,500 dwellings, the final number of dwellings to be informed by the adopted Masterplan Supplementary Planning Document required by this policy and through the Landscape and Visual Impact Assessment.</u>	In response to the Inspector's Action Point AP79 contained within IN37 .
	63	Policy SP17 'Green Infrastructure'	<u>A band of green infrastructure/new community park across the higher land on the northern part of the allocation (as shown on the indicative map fig.X) to be retained outside the settlement boundary. This is to create a buffer between the built development of the allocation and the adjoining countryside and the village of Upper Bucklebury to the north. The precise nature of the band of GI to be informed by a Landscape and Visual Impact Assessment and the masterplanning process, having regard to the location of the site within the setting of the North Wessex Downs National Landscape (AONB)</u>	
	64	Policy SP17 'Sustainability'	The COMP shall safeguard <u>the any below ground infrastructure oil pipeline on the site</u>	
	64	Policy SP17 'Landscape'	<u>The site lies in the setting of the North Wessex Downs National Landscape (AONB) and will be developed in accordance with policy SP2 and the Landscape Sensitivity and Capacity</u>	

Ref	Page of submitted LPR	Policy / Paragraph of submitted LPR	Proposed Main Modification	Reason for Modification
			<p><u>Assessment (2021) of the site.</u></p> <p><u>Development proposals for the site will be supported by a Landscape and Visual Impact Assessment (LVIA) in accordance with the <u>Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013.</u> This will inform the final capacity, masterplan for the development, design and layout of the site and requirements for green infrastructure and the provision of public open space. The <u>LVIA will be informed by the Landscape Sensitivity and Capacity Assessment (2021) of the site and policy SP5.</u></u></p>	
	64	Policy SP17 'Masterplanning and Design Code'	<p><u>The site will be masterplanned and a Supplementary Planning Document prepared by the Council. The SPD, will be funded by the applicant and prepared in collaboration with the applicant, <u>the Council, relevant Town and Parish Councils, the community and other stakeholders.</u> <u>The SPD will be adopted by the Council, and adopted as a Supplementary Planning Document within 12 months of adoption of the Local Plan Review and prior to the submission of a planning application.</u> The SPD will provide the framework to guide the development and</u></p>	

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			<p><u>should be based on the evidence base underpinning the Local Plan and outcome of further technical work prepared in line with requirements of this policy. The Masterplan SPD will provide a guide as to the location and extent of built development, land uses, green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. Proposals must have regard to, and demonstrate how, they have been guided positively by the agreed adopted Masterplan SPD.</u></p>	
	66	Paragraph 6.61 of the supporting text to policy SP17	<p>Delivery of <u>up to approximately 4,500 2,500 dwellings is anticipated within the plan period, with the final capacity informed through the LVIA and masterplanning process.</u></p>	
	66	x.xx new paragraph after 6.61 of the supporting text to policy SP17	<p><u>It is anticipated that approximately half of the site will be set aside as Green Infrastructure, to serve the new population at North East Thatcham and be retained in perpetuity, taking into account the site's location within the setting of the North Wessex Downs National Landscape (AONB).</u></p>	
	66	x.xx new paragraph after 6.61 of the supporting text to policy SP17	<p><u>The final extent of the GI buffer will be determined through the LVIA, Masterplan SPD and other relevant background work carried out to support a planning application on the site.</u></p>	
	66	x.xx new	<u>The community infrastructure</u>	

Ref	Page of submitted LPR	Policy / Paragraph of submitted LPR	Proposed Main Modification	Reason for Modification
		paragraph after 6.61 of the supporting text to policy SP17	required to support the development is set out in the policy, the specific details, including the location, size, phasing and funding arrangements will be determined through the planning application stage.	
	66	x.xx new paragraph after 6.61 of the supporting text to policy SP17	Below ground infrastructure is present on the site. The design and layout of the site will need to take their presence into account and appropriate stand offs will be required to ensure there is no impact on operational requirements.	
	66	Paragraph 6.63 of the supporting text to policy SP17	The Council will lead the development of a Masterplan SPD, this which will be produced in collaboration with the applicant, relevant Town and Parish Councils, the community and other stakeholders and funded by the developer as part of a Planning Performance Agreement (PPA). It will be based on existing, and updated, evidence and information already produced to support the allocation of the site, including the Thatcham Strategic Growth Study. The Masterplan SPD will provide a guide as to the location and extent of built development, land uses and green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. The Masterplan SPD will be adopted by the Council prior to submission of a planning application. It is the Council's	

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			<p><u>intention that the The Masterplan SPD will be adopted by the Council, within 12 months of adoption of the LPR., prior to the submission of a planning application.</u></p>	

A full tracked changes version of the policy is included in Annex A.

AP80 Council to consider whether the indicative site map in the Plan should be amended to indicate any other existing physical features on or around the site that are referred to in policy SP17 and/or reasoned justification, such as heritage assets; gas and oil pipelines / “below ground infrastructure”; and “flood alleviation measures already present on the site”.

Council Response

Following further consideration of the indicative site map it submitted in response to AP22, the Council does not regard any further changes are necessary for soundness. The inclusion of the pipelines, flood alleviation measures and heritage assets would be more appropriately included on a constraints map in the proposed Masterplan SPD. These constraints are included on maps within the Thatcham Strategic Growth Study part 3 (TSGS3) which is referenced in the policy.

The map is consistent with the maps for new sites proposed for allocation within the LPR, which set out indicative access points and indicative Green Infrastructure (GI) or landscape buffers where these are required by the policy. The indicative GI buffer is seen as particularly important to include on this map as it gives certainty to the local community that development will not take place across the whole of the site and that a large portion of the site will be put aside for GI. While the policy will be supplemented by a Masterplan SPD, which will be able to provide more information about the required GI, this has not been produced at this stage and therefore, cannot provide the certainty the local community are looking for. The supporting text to the policy makes it clear that the map is indicative and a starting point for negotiations around the extent of the GI buffer. The final extent of the GI buffer will be informed by the Masterplan SPD and detailed Landscape and Visual impact Assessment.

The indicative map is reproduced in Annex B.

CA17 Regency Park Hotel, Bowling Green Road, Thatcham

AP81. Council to amend the proposed policy relating to development of CA17 Regency Park Hotel to allow the vehicular access arrangements to be determined through the planning application process (rather than stipulate access must be via the existing access road serving the hotel).

Council Response

The Council proposes the following Main Modification (shown in **blue highlighting**) to the site allocation policy for land east of the Regency Park Hotel:

Ref	Page of submitted LPR	Policy / Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
		The site is not included as an allocation within the submitted LPR. It is instead proposed as an allocation within the Council's response to the Inspector's Action Point AP77 (EXAM53.1).	<p>Amend criterion b of the policy as follows</p> <p><u>Access to the site will be provided via Bowling Green Road, with the exact access arrangements to be determined at the planning application stage using the existing access to the hotel. A walking and cycling link to the allocation RSAX (Land at Henwick Park) must also be provided;</u></p>	In response to the Inspector's Action Point (AP81) contained within IN37 .

Broad location for growth north of Newbury

AP82. Council to amend the modified housing trajectory in EXAM54 (19 August 2024) to remove reference to the broad location for growth north of Newbury, and omit the proposed policy references and map from the proposed schedule of main modifications to be prepared for public consultation in due course.

Council response

The updated housing trajectory (Appendix 8 of the submission Plan), is included within Annex C. It covers the Plan period of 2023/24 to 2040/41.

Text and numbers shown in red identify the changes since the previous iteration of the housing trajectory, which was included within Appendix B of [EXAM22](#). The updated trajectory takes account of this Action Point to remove reference to the broad location for growth north of Newbury. Other aspects of the housing trajectory remain unchanged.

Annex A

**Proposed Modifications to Policy SP17 as Submitted
(taking into account AP15 – 24, AP73, AP75, AP76 and AP79)**

Highlighting indicates modifications made in response to AP79

Policy SP17 North East Thatcham Strategic Site Allocation

Land as shown on the Policies Map is allocated for the delivery of a comprehensive, sustainable, low carbon, urban extension comprising of distinct neighbourhoods defined by their landscape, and connected and contributing to Thatcham, and woven through with natural habitats and links. ~~The site will be masterplanned~~ Proposals must demonstrate how and delivered as a whole to achieve a comprehensive development. The the provision of all infrastructure, services, open space and facilities will meet the needs of the development will and be delivered in a timely and co-ordinated way across the whole site alongside the phased delivery of residential development. The Thatcham Strategic Growth Study provides guiding principles for the delivery of the site therefore proposals will demonstrate that these guiding principles have been positively responded to.

Homes

The site is ~~to be~~ allocated for the phased delivery of approximately 1,500 up to approximately 2,500 dwellings, the final number of dwellings to be informed by the adopted Masterplan Supplementary Planning Document required by this policy and through the Landscape and Visual Impact Assessment ~~which will be completed within the period of the plan.~~ These dwellings will comprise an appropriate mix of a housing types, tenures and sizes having regard to mix which complies with the housing mix contained in Table 3 of Policy SP18. In addition at least:

- 40% of dwellings will be affordable housing in accordance with SP19; and
- 3% of dwellings will be delivered via serviced custom/self-build plots.

Community

The site will provide a range of community facilities, including:

- Local centres providing local retail facilities and small-scale employment business-use including for community use (approximately 1,100sq.metres Class E and F2);
- Primary Healthcare provision and associated infrastructure, which is operationally and financially viable, the details of which should be agreed with 450sq.metres GP Surgery to be offered to the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB) or other such appropriate body, taking into account the feasibility study carried out by BOB-ICB. Further detailed feasibility work should be carried out at the applicant's expense in collaboration with BOB ICB;
- ~~Early years provision;~~

- ~~A 2.5FTE p~~ Early years and Pprimary school provision on site and sports infrastructure requirements of the school. L with land to be provided and build costs to be met by the applicant;
- Secondary school and SEND provision, including the provision of land and a financial contribution, –land to meet the impact of the development. The nature and cost of the required provision mitigation will be informed by a feasibility study, undertaken at the applicant's expense and prepared in collaboration with the Council and local stakeholders;
- ~~A 1,200sqm e~~ Community indoor facility to be used for sport and community uses with a variety of room sizes (currently use classes E and F);
- ~~Outdoor formal and informal sports pitches and areas to meet the identified needs of the development;~~
- ~~Open space to meet the needs of the development in accordance with Policy DM41.~~

Green Infrastructure

The site will provide a comprehensive network of green infrastructure network and public open space across the whole site in accordance with SP10 which will respond positively to the take advantage of the sensitivities of the landscape, protect and enhance landscape and biodiversity features of value within and around the site and make provision for biodiversity net gain.

This network will comprise:

The provision will include:

- Conservation of the areas of ancient woodland by providing appropriate buffers between the development and the ancient woodland;
- Enhancements for biodiversity;
- A band of green infrastructure/new community park across the higher land on the northern part of the allocation (as shown on the indicative map fig.X) to be retained outside the settlement boundary. This is to create a buffer between the built development of the allocation and the adjoining countryside and the village of Upper Bucklebury to the north. The precise nature of the band of GI to be informed by a Landscape and Visual Impact Assessment and the masterplanning process, having regard to the location of the site within the setting of the North Wessex Downs National Landscape (AONB)
- ~~A new community park linking Thatcham to the North Wessex Downs AONB;~~
- Green Infrastructure and public open space within the developed parts of the site in addition to the community park, taking into account the requirements set out in DM40;
- Greenways which connect through the site to the park and facilitate connectivity to the wider landscape and the existing Public Rights of Way network; connection to the AONB, and include leisure routes accessible to all users.
- ~~A comprehensive network of other accessible routes and connections within the development which provide walking and cycling links along desire lines;~~
- Existing and new Public Rights of Way and A Public Rights of Way Strategy to demonstrate how existing Public Rights of Way will be protected and

enhanced and how new ones will be established, including bridleway links and safe crossing points;

- ~~Retained and new trees, hedgerows and other appropriate native planting which contribute to biodiversity net gain;~~
- Provision of allotments;
- Outdoor formal and informal sports pitches and areas and
- A **Green Infrastructure Strategy** to show how the network of multifunctional green infrastructure will be delivered across the site to include a strategy for the protection of existing and provision of new trees, hedgerows and other appropriate native planting.

Transport

Measures will be included to improve accessibility by, and encourage use of, ~~non-~~motorised sustainable transport modes.

Development proposals for the site will be supported by A **Transport Assessment, Strategy and Travel Plan** to will provide detail on how this will be achieved, including:

- Active travel Improvements on routes between the site, Thatcham town centre and the railway station;
- Multiple access points and A-a vehicular through route;
- Sustainable transport through routes;
- Mitigation of the development's impacts on the highways network with improvements to existing junctions where they are needed and delivery of new access points for all forms of movement and transport to the site at locations to be agreed with the planning authority; ~~and~~
- How adverse impacts on air quality will be minimised; and
- Promotion and encouragement of sustainable modes of travel, in accordance with policy DM45.

Sustainability

Development proposals for of the site will be supported by an **Energy Statement** or a detailed energy section within the **Sustainability Statement** Charter which will establish how policy requirements will be achieved. This will be informed by:

- ~~An **Energy Strategy** which sets out measures to achieve a model low carbon development (following the energy hierarchy) in accordance with Ppolicies SP5 and DM4; , including:~~
 - ~~Net zero carbon (regulated and unregulated energy) emissions for dwellings;~~
 - ~~BREEAM 'excellent' non residential buildings;~~
 - ~~on-site renewable energy to assist in the delivery of a net zero carbon neutral development; and~~
 - ~~carbon off-setting.~~
- ~~An Integrated Water Supply and Drainage Strategy which will set out:~~

- ~~Measures to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site; and~~
- ~~Surface water management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS).~~
- ~~An Ecology Strategy which will set out:~~
 - ~~A Biodiversity Net Gain Strategy to show how net gain will be achieved including through habitat restoration and linkages;~~
 - ~~How priority habitats and ecological features will be protected and enhanced;~~
 - ~~The creation of new ecological features; and a site-wide management plan.~~
- ~~A Green Infrastructure Strategy which will show how a network of multifunctional green infrastructure will be delivered across the site.~~
- ~~A Public Rights of Way Strategy to demonstrate how existing Public Rights of Way will be protected and enhanced and how new ones will be established, including bridleway links and safe crossing points.~~
- ~~A Lighting Strategy which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity.~~
- ~~A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd edn. 2013. This will inform the final capacity, development, design and layout of the site and requirements for green infrastructure and the provision of public open space. The LVIA will be informed by the Landscape Sensitivity Assessment (2021) of the site.~~
- ~~A Mineral Resource Assessment (MRA)~~
- ~~A Historic Environment Strategy to demonstrate how the listed buildings in the area will be conserved and how the impact of the development on their settings has been considered.~~
- **A Construction and Operations Management Plan (COMP) to shall accompany any planning application on the site. The COMP shall safeguard the any below ground infrastructure oil pipeline on the site** from operational works, including the provision of an appropriate buffer.

Flooding and Water Environment

Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with SP6, which will take into account the Thatcham Surface Water Management Plan and sets out:

- adequate flood mitigation measures to ensure there is no detrimental impact on flood risk in Thatcham;
- surface water drainage management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS); and
- Flood alleviation measures already present on the site and how they will be retained, protected and enhanced.

Development proposals also need to consider water resources and waste water in

accordance with policy DM7.

Biodiversity

Development proposals for the site will be supported by a **Biodiversity Strategy** in accordance with policy SP11 which will set out:

- How biodiversity net gain will be achieved including through habitat restoration and linkages;
- How priority habitats and ecological features will be protected and enhanced;
- The creation of new ecological features; and
- A site-wide biodiversity management plan.

Landscape

The site lies in the setting of the North Wessex Downs National Landscape (AONB) and will be developed in accordance with policy SP2 and the Landscape Sensitivity and Capacity Assessment (2021) of the site.

Development proposals for the site will be supported by a **Landscape and Visual Impact Assessment (LVIA)** in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013. This will inform the final capacity, masterplan for the development, design and layout of the site and requirements for green infrastructure and the provision of public open space. The LVIA will be informed by the Landscape Sensitivity and Capacity Assessment (2021) of the site and policy SP5.

Heritage

Development proposals for the site will be supported by a **Historic Environment Strategy** in accordance with SP9 to demonstrate how the sites historical development, archaeological remains and historic buildings and parkland will inform the scheme and help to create a sense of place.

Lighting

Development proposals for the site will be supported by a **Lighting Strategy** which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity.

Mineral Resources

Development proposals for the site will be supported by a **Mineral Resource Assessment (MRA)** which identifies any potential viable mineral resources on the site and considers firstly prior extraction, and then incidental extraction as part of the development.

Masterplanning and Design Code

The site will be masterplanned and a Supplementary Planning Document prepared

by the Council. The SPD, will be funded by the applicant and prepared in collaboration with the applicant, the Council, relevant Town and Parish Councils, the community and other stakeholders. The SPD will be adopted by the Council, and adopted as a Supplementary Planning Document within 12 months of adoption of the Local Plan Review and prior to the submission of a planning application. The SPD will provide the framework to guide the development and should be based on the evidence base underpinning the Local Plan and outcome of further technical work prepared in line with requirements of this policy. The Masterplan SPD will provide a guide as to the location and extent of built development, land uses, green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. Proposals must have regard to, and demonstrate how, they have been guided positively by the agreed adopted Masterplan SPD.

A design code, prepared by the developer and agreed with the local planning authority, should be secured by a planning condition as part of any outline planning permission.

Supporting text

6.52 Thatcham has experienced rapid population growth during the post-war period, expanding more than 5 times since 1951. This growth has been accompanied by infrastructure growth in transport, and a considerable expansion in the built-up area to match the population growth. However, in recent decades, the provision of social infrastructure has not kept pace with housing growth.

6.53 The vision for Thatcham contained in the Core Strategy DPD (2012) was that Thatcham town centre would be a focus for regeneration, enabling the town to fulfil its role within the District's Hierarchy of Centres by improving the retail offer and enhancing the streetscape. The provision of leisure and community facilities for all ages would be improved and encouraged within the town centre. The town would become more self-contained providing a range of job opportunities and encouraging residents to shop and socialise locally. Additionally, the Core Strategy concentrated housing expansion in Newbury.

6.54 In reviewing the vision for Thatcham as part of the LPR and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work (Thatcham Strategic Growth Study (TSGS) 2020). The Thatcham Strategic Growth Study was carried out in 2019 – 2020 to understand how to plan for growth in Thatcham over the plan period. The West Berkshire Strategic Vision 2050 was drafted in 2022 to guide sustainable growth over the long term in the context of paragraph 22 of the updated NPPF published in 2021. These documents include relevant information that form part of the justification for the LPR's spatial strategy and the strategic allocations in Newbury and Thatcham.

6.55 This evidence draws on other recent evidence produced to support the LPR such as the Landscape Character Assessment (LCA) (2019) and the Housing and Employment Land Availability Assessment (HELAA) (2020). The TSGS shows that Thatcham compares poorly to other similar centres in terms of overall service provision, including public services and commercial services. The town's self-image

is of a large village, rather than as a thriving market town.

6.56 In addition, it demonstrates that recent planning decisions support the approach that only growth of a strategic scale can support the service provision and regeneration that Thatcham requires.

6.57 The TSGS considers the sites promoted to the Council as part of the LPR and recommends that if strategic development were to occur in Thatcham, the most appropriate location to examine in more detail is the site promoted at North East Thatcham.

6.58 The western edge of the site is adjacent to the existing Thatcham settlement boundary along Floral Way and Bath Road (A4). The eastern end of the site is adjacent to Colthrop Industrial Estate, which is contiguous with Thatcham. ~~The new revised settlement boundary will be defined following the studies and work identified in the policy at the application stage.~~

6.59 Stage 3 of the TSGS examines the North East Thatcham site in detail and, using community objectives which emerged during a community stakeholder workshop, provides context for how development could come forward at the site.

6.60 The Council's spatial strategy is outlined in Policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in Policy SP3). Thatcham, as part of the Newbury and Thatcham urban area, is a sustainable location for development as confirmed in the Strategic Vision 2050. The TSGS shows the most sustainable way for development to come forward in the town and this policy draws on that evidence.

6.61 Hence, Thatcham is now a focus for regeneration, for new housing and for improved provision of services and facilities. A new urban extension to the north east of the town is allocated for development and will provide a new residential neighbourhood with supporting facilities and green infrastructure and enable long-term planning for Thatcham's future. Delivery of up to approximately 1,500 2,500 dwellings is anticipated within the plan period, with the final capacity informed through the LVIA and masterplanning process.

x.xx The site plan (figure x) shows indicative locations for access points and for the band of green infrastructure buffer to the northern part of the site. The final location and extent of built development, access, landscaping and green infrastructure will be determined following the completion of further work such as LVIA and the Masterplan SPD required by policy SP17.

x.xx It is anticipated that approximately half of the site will be set aside as Green Infrastructure, to serve the new population at North East Thatcham and be retained in perpetuity, taking into account the site's location within the setting of the North Wessex Downs National Landscape (AONB). An area, across the north of the site, will provide a buffer between the new development and the existing community of Upper Bucklebury to the north and comprise an extensive area of multi-functional green space, which will protect ancient woodland and areas of ecological value while providing opportunities for informal recreation. In addition, green infrastructure will be

provided within the areas of built development. Built development and the GI buffer should respond to the findings of the LVIA and ensure an appropriate form of development taking into account the constraints of the site, including below ground infrastructure. Areas of isolated development should be avoided.

x.xx The indicative GI buffer boundary takes into account the landscape work done to support the TSGS, and uses the 105m contour to the west and central portion of the site, with the 100m contour to the east. The gas pipeline across the north of the site is required to have designated standoff areas and given its location to the north of the site development to the north of the pipeline is not considered appropriate. The final extent of the GI buffer will be determined through the LVIA, Masterplan SPD and other relevant background work carried out to support a planning application on the site.

x.xx The Settlement Boundary for Thatcham, in an exception to the settlement boundary review criteria set out in Appendix 2, will be revised through a future Plan to reflect the extent of the built up area once that has been defined through the masterplanning and planning application processes required by policy SP17. Consideration of whether it is appropriate to designate a gap between Thatcham and Upper Bucklebury, in line with policy DM2, will be considered once the settlement boundary has been redrawn.

x.xx The site will deliver a number of community benefits, both for the new residents of the site and for existing residents of Thatcham. The community infrastructure required to support the development is set out in the policy, the specific details, including the location, size, phasing and funding arrangements will be determined through the planning application stage. There may be opportunities for community infrastructure to be provided off site, or for improvements to existing services or facilities to be made as a result of the development.

x.xx New education provision, including early years, primary and secondary provision will be required to support the needs of the development. Early years and primary provision will be provided on site. The requirements for secondary and SEND provision will be determined following the completion of a feasibility study which will consider the best solution for secondary education requirements in Thatcham. It is expected that land will be required on the site, and financial contributions to support delivery of the preferred solution.

x.xx Primary healthcare facilities should be provided, with associated car parking and landscaping. The facilities should be operationally and financially viable and take into account the feasibility study commissioned by the NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB). The facility should provide room sizes that comply with the Department of Health Building Note 11-01 (or any successor documents). The provision and any contractual arrangement of the facility will need to be agreed as part of any planning application coming forward on the site. Where the onsite provision of a facility in accordance with this policy is not viable, the Council will expect other offsite mitigation measures, to ensure the primary healthcare provision can support the new population growth. The applicant should engage with the BOB-ICB at an early stage to discuss the details of any offsite provision. A further feasibility study, to identify office mitigation

measures, would need to be carried out at the applicant's expense and any identified offsite mitigation measures will be funded by the applicant through developer contributions.

x.xx Flood risk and surface water drainage is a key consideration for Thatcham, following extensive surface water flooding in the summer of 2007 as a result of high intensity rainfall overwhelming storm drains and culverted streams. The flood event was considered to be in the order of a 1 in 200 year event. Following the flooding various studies and strategies were developed to identify opportunities for reducing flood risk in the town. The Thatcham Surface Water Management Plan (2010) sets out a number of proposed measures to reduce flood risk in Thatcham, focusing on retaining runoff upstream of Thatcham to reduce peak flows through the existing urban area and drainage system. A number of flood attenuation ponds have been constructed on the North East Thatcham site, and these are to be retained and enhanced in addition to Sustainable Drainage Systems (SuDS) provided on the site. The Integrated Water Supply and Drainage Strategy involving localised and strategic flood management measures will be required, in line with the requirements of the West Berkshire Sustainable Drainage Systems SPD (2018).

x.xx Below ground infrastructure is present on the site. The design and layout of the site will need to take their presence into account and appropriate stand offs will be required to ensure there is no impact on operational requirements.

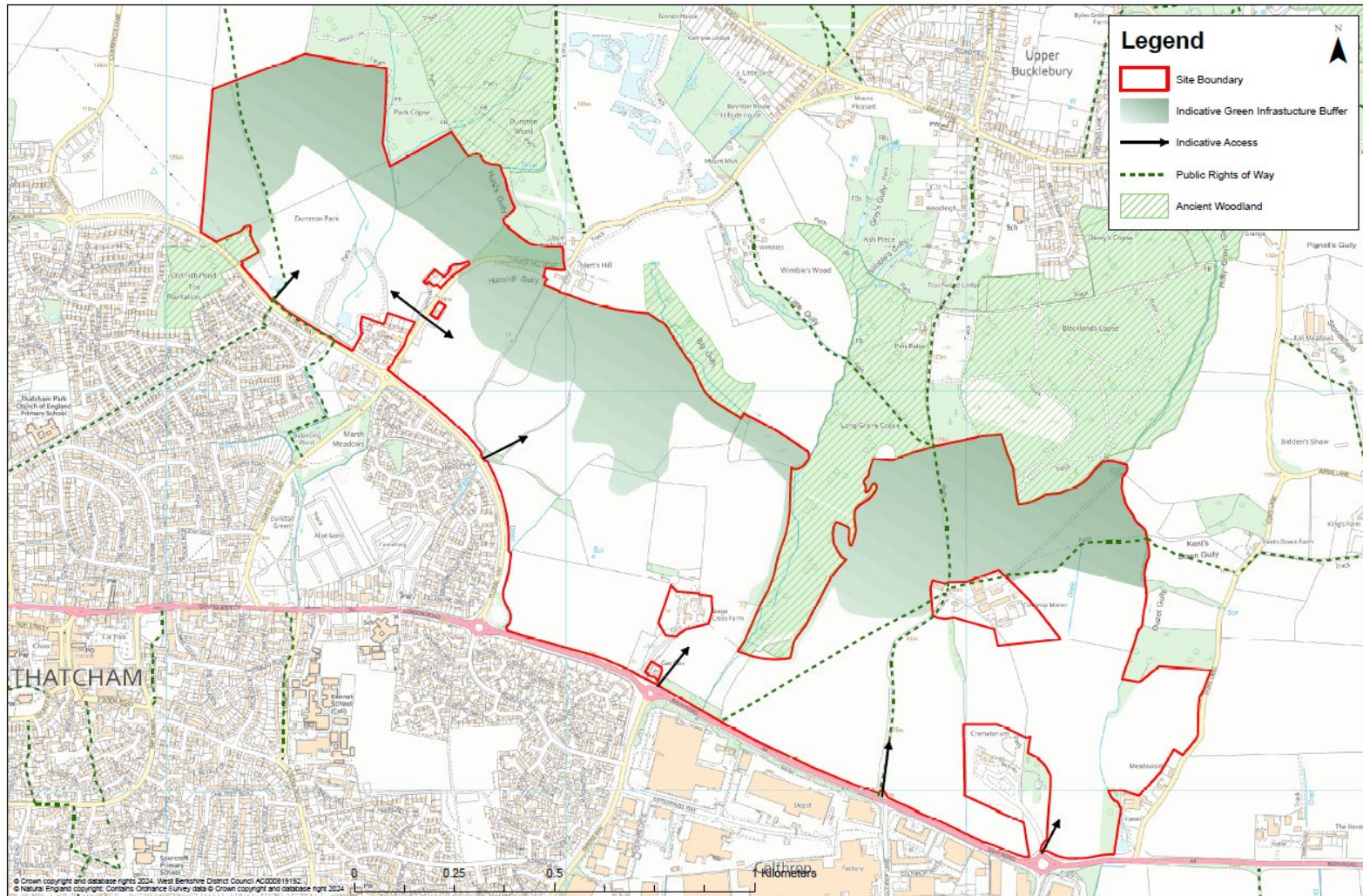
6.62 British Geological Survey data identifies that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Minerals Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with the West Berkshire Minerals and Waste Local Plan 2020-2037.

6.63 ~~Further detailed work will be required to develop a coherent masterplan to take the development forward.~~ The Council will lead the development of a Masterplan SPD, this which will be produced in collaboration with the applicant, relevant Town and Parish Councils, the community and other stakeholders and funded by the developer as part of a Planning Performance Agreement (PPA). It will be based on existing, and updated, evidence and information already produced to support the allocation of the site, including the Thatcham Strategic Growth Study. The Masterplan SPD will provide a guide as to the location and extent of built development, land uses and green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. The asterplan SPD will be adopted by the Council prior to submission of a planning application. It is the Council's intention that the The Masterplan SPD will be adopted by the Council, within 12 months of adoption of the LPR., prior to the submission of a planning application.

x.xx A Design Code will be developed alongside the planning application, secured by condition, and agreed with the Council prior to submission of the first reserved matters application.

Annex B

North East Thatcham



Annex C

Housing Trajectory 2023/24 - 2040/41

(for reference)

	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL	Reason for change	
Local Plan allocations not being retained (due to site being at an advanced stage of construction)																							
Core Strategy allocated site - Newbury Racecourse	Under construction	67	51	15	39	55	46	54	40	50	48	0	0	0	0	0	0	0	0	0	0	398	
HSADPD 4B - Land west of New Road, North of Pyle Hill, Greenham	Completed	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HSADPD 7 - St Gabriel's Farm, The Ridge, Cold Ash	Under construction	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
HSADPD 10 - Stonehams Farm, Tilehurst	Under construction	35	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
HSADPD 12 - Land adjacent to Junction 12 of M4, Bath Road Calcot	Under construction	68	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	
HSADPD 17 - Land to the north of A4, Woolhampton	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HSADPD 18 - Salisbury Road, Hungerford	Completed	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HSADPD 22 - Land off Stretton Close, Bradfield Southend	Under construction	7	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Subtotal: Local Plan allocations not being retained		270	104	15	39	55	46	54	40	50	48	0	0	0	0	0	0	0	0	0	0	451	
Existing planning commitments on unallocated sites																							
Beansheaf Farm, Bourne Close, Holybrook	Under construction	22	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Sterling Industrial Estate, Newbury	Under construction	0	119	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167	
Land to rear of 1-15 The Broadway (Bayer site), Newbury	Full permission	0	0	0	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	
Market Street redevelopment, Newbury	Under construction	2	198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	
1 West Street, Newbury	Permission lapsed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Land off Faraday and Kelvin Road, Newbury	Full permission	0	0	0	0	0	0	80	80	0	0	0	0	0	0	0	0	0	0	0	0	160	
Westminster House, Bath Road, Padworth	Full permission	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
Comfort Inn And Land To The South West , Bath Road, Padworth	Full permission	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	
Land adjacent to Hilltop, Donnington: West	Under construction	73	40	35	35	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135	
Land adjacent to Hilltop, Donnington: East	Under construction	70	40	35	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	
Crookham House , Crookham Common, Thatcham	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lakeside, Theale	Full permission	0	0	30	60	60	60	60	29	0	0	0	0	0	0	0	0	0	0	0	0	299	
19 and 19A High Street, Theale	Full permission	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
Permitted non-allocated sites of 10+ dwellings at 31 March 2023		169	413	163	178	121	60	140	109	0	0	0	0	0	0	0	0	0	0	0	0	1184	
Emerald House, Newbury Business Park	Completed	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bayer House, Strawberry Hill	Under construction	0	50	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191	
Bloor Homes, Southern River View House, Newbury Business Park	Alternative scheme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
James Butcher House, 39 High Street	Completed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sites identified through prior approval of 10+ dwellings at 31 March 2023		109	50	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191	
Permitted non-allocated small sites at 31 March 2023		50	153	129	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	314	
Small sites identified through prior approval at 31 March 2023		16	22	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	
Subtotal: Existing planning commitments on unallocated sites		344	638	451	210	121	60	140	109	0	0	0	0	0	0	0	0	0	0	0	0	1729	

Housing Trajectory 2023/24 - 2040/41

	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL	Reason for change	
Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations																							
SP16 Sandleford Park Newbury - East	Outline permission	0	0	0	0	50	100	100	100	100	100	100	100	100	100	50	0	0	0	0	0	1000	
SP16 Sandleford Park Newbury - West	No permission	0	0	0	0	0	0	50	50	50	50	50	50	50	50	50	50	0	0	0	0	500	
RSA1 - Land north of Newbury College, Monks Lane, Newbury	Permission lapsed	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
RSA2 - Land at Bath Road, Speen, Newbury	Outline permission on 107 units Full permission on 11 units	0	0	10	30	30	30	18	0	0	0	0	0	0	0	0	0	0	0	0	0	118	
RSA3 - Land at Coley Farm, Stoney Lane, Newbury	Full permission	0	0	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	
RSA4 - Land off Greenham Road and New Road, South East Newbury	Under construction	0	0	50	50	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157	
RSA5 - Land at Lower Way, Thatcham	Full permission	0	0	30	50	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	
RSA7 - 72 Purley Rise, Purley on Thames	Under construction	0	15	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	
RSA8 - Land adjacent to Bath Road and Dorking Way, Calcot	No permission	0	0	0	0	0	0	10	10	15	0	0	0	0	0	0	0	0	0	0	0	35	
RSA9 - Land between A340 and The Green, Theale	Full permission	0	0	37	52	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	
RSA12 - Land adjoining Pondhouse Farm, Clayhill Road, Burghfield	Full permission	0	0	49	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	
RSA14 - Land adjoining Lynch Lane, Lambourn	No permission	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	60	
RSA15 - Land at Newbury Road, Lambourn	Full permission	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
RSA18 - Pirbright Institute Site, High Street, Compton	Outline permission	0	0	0	0	0	0	50	50	50	10	0	0	0	0	0	0	0	0	0	0	160	
RSA20 - Land off Charlotte Close, Hermitage	Full permission	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	
RSA21 - Land to the south east of the Old Farmhouse, Hermitage	Outline permission	0	0	0	0	0	0	11	10	0	0	0	0	0	0	0	0	0	0	0	0	21	
RSA24 - 'Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston	Full permission	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
SMNDP - Land to the south of St John's School, The Street, Stratfield Mortimer	Under construction	24	26	14	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	
Subtotal: Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations		24	41	237	276	196	130	290	240	235	160	150	150	150	150	100	50	0	0	0	2555		

Housing Trajectory 2023/24 - 2040/41

	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL	Reason for change	
Proposed New Allocations																							
SP17 North East Thatcham	No permission	0	0	0	0	0	0	0	0	60	170	170	170	170	170	170	170	170	170	170	170	1760	To reflect the capacity of site for up to 2500 dwellings and lead-in time and built-out rate accordingly based on the latest evidence
RSA10 - Whitehart Meadow, Theale	No permission	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	40	
RSA11 - Former sewage treatment works, Theale	No permission	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	60	
RSA13 - Land north of A4 Bath Road, Woolhampton	No permission	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	16	
RSA16 - Land north of South End Road, Bradfield Southend	No permission	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	20	
RSA17 - Land at Chieveley Glebe	No permission	0	0	0	0	0	0	5	10	0	0	0	0	0	0	0	0	0	0	0	0	15	
RSA19 - Land west of Spring Meadows, Great Shefford	No permission	0	0	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0	0	0	15	
RSA22 - Land adjacent Station Road, Hermitage	No permission	0	0	0	0	0	0	15	15	12	0	0	0	0	0	0	0	0	0	0	0	42	To reflect the revised capacity of site
RSA23 - Land adjacent The Haven, Kintbury	No permission	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	
Henwick Park, Bowling Green Road, Thatcham	No permission	0	0	0	0	0	0	50	50	50	50	25	0	0	0	0	0	0	0	0	0	225	Proposed new site
Regency Park Hotel, Bowling Green Lane, Thatcham	No permission	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	45	Proposed new site
Land at Pincents Lane, Tilehurst	No permission	0	0	0	0	0	0	50	50	38	0	0	0	0	0	0	0	0	0	0	0	138	Proposed new site
Land north of Pangbourne Hill, Pangbourne	No permission	0	0	0	0	0	0	12	13	0	0	0	0	0	0	0	0	0	0	0	0	25	Proposed new site
Site to be allocated in Hungerford Neighbourhood Development Plan	No permission	0	0	0	0	0	0	20	20	15	0	0	0	0	0	0	0	0	0	0	0	55	
Site to be allocated in Lambourn Neighbourhood Development Plan	No permission	0	0	0	0	0	0	10	10	5	0	0	0	0	0	0	0	0	0	0	0	25	
Subtotal: Proposed New Allocations		0	0	0	0	0	0	278	268	180	220	195	170	170	170	170	170	170	170	170	170	2501	
Windfall allowance		0	0	0	66	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	2166	
Existing planning commitments for C2 Use Class communal accommodation		2	24	36	28	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	
Total Past Completions		640																					
Total Projected Completions			807	739	619	515	376	902	797	605	568	485	460	460	460	410	360	310	310	310		9493	
Cumulative Completions (A)			807	1546	2165	2680	3056	3958	4755	5360	5928	6413	6873	7333	7793	8203	8563	8873	9183	9493			
PLAN - housing requirement 515 dwellings per annum			515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	
Cumulative requirement (using 515 dpa) (B)			515	1030	1545	2060	2575	3090	3605	4120	4635	5150	5665	6180	6695	7210	7725	8240	8755	9270			
515dpa + 5%			538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	
Cumulative 515dpa + 5%			538	1076	1614	2152	2690	3228	3766	4304	4842	5380	5918	6456	6994	7532	8070	8608	9146	9684			
MONITOR - No. of dwellings above or below housing requirement (A-B)			292	516	620	620	481	868	1150	1240	1293	1263	1208	1153	1098	993	838	633	428	223			
MANAGE - Annual requirement taking account of past/projected completions			515	498	483	474	471	478	443	410	391	371	357	342	323	295	267	236	199	87			