

Consultation on West Berkshire Local Plan update Main Modifications

Schedule of Modifications: Sections relevant to Thatcham

Following the Examination hearings on the draft West Berkshire Local Plan update, the Inspector has proposed a Schedule of Main Modifications that are, in his view, necessary to make the Local Plan sound.

On 28th November, West Berkshire Council resolved that “The Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 is published in accordance with Section 20 7(c) of the Planning and Compulsory Purchase Act 2004 (as amended) for an 8 week period of consultation.” Thatcham Town Council will respond to this consultation, on those parts that are significant importance to the town.

This document is an extract of the sections of this schedule that are relevant to Thatcham, and specifically to the site allocations for North East Thatcham, Henwick Park and Regency Park. The parts of these sections that are greatest importance are highlighted.

In parallel, there will be a separate consultation on the updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report on the Proposed Main Modifications and addendum to the Habitats Regulations Assessment (HRA) of the Proposed Main Modifications.

Document page number	Policy number	Policy title / site allocation	Comments
1-3	SP1	The Spatial Strategy	
17-20	SP6	Flood Risk	
30-35	SP12	Approach to Housing Delivery	Supporting text
44-60	SP17	North East Thatcham Strategic Site	
74-78	2 off RSAX	Land at Henwick Park, Bowling Green Road, Thatcham (Site ref CA12) Land East of Regency Park Hotel, Bowling Green Road, Thatcham (Site ref CA17)	
144-146		Maps of the three sites SP17, RSAX and RSAX	
162-164		Housing Trajectory	The timing and rate at which the sites will be built

NOTE: Some text that is underlined or struck through has been moved rather than added or deleted. This is not a substantive change, and is therefore not highlighted

**West Berkshire Local Plan Review (LPR) 2022-2039
Schedule of Proposed Main Modifications (MM) - November 2024**

This schedule contains all of the Proposed Main Modifications to the submitted [West Berkshire Local Plan Review 2022 – 2039 \(LPR\)](#) which have been proposed in order to make the Plan sound. This version supersedes all earlier versions of Proposed Main Modifications schedules published on the examination website.

The Main Modifications below are expressed in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

Please note that the page numbers and paragraph numbering below refer to the [Proposed Submission LPR dated 20 January 2023](#), as submitted.

A number of the Main Modifications require further corresponding changes to the made to the Policies Map. These changes are set out in a separate document.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
Chapter 4 Development Strategy: Our Place Based Approach				
MM1	14	Paragraph 4.11	<i>Insert additional text to the end of paragraph 4.11 as follows:</i> <u>'Future growth for Newbury and Thatcham has been set in the context of a long-term Vision developed for both towns, ensuring growth is sustainable in the longer term.'</u>	To reflect requirements of national policy. See Council response to PQ33 .
MM2	15	Paragraph 4.17	<i>Insert key diagram after paragraph 4.17 as set out in Annex A below</i>	To ensure compliance with national policy. See

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				Council response to PQ17 .
MM3	16 - 17	Policy SP1	<p><i>Amendments to the following settlement boundaries as referenced in fourth paragraph:</i></p> <ul style="list-style-type: none"> • <i>Chieveley – to ensure consistency with the Settlement Boundary Review Criteria (as shown in the Schedule of Proposed Changes to the Policies Map (PMC1))</i> • <i>Newbury – to reflect amendment to allocated site boundary of Sandleford Park (as shown in the Schedule of Proposed Changes to the Policies Map (PMC2))</i> • <i>Pangbourne - to reflect new site allocation at Land north of Pangbourne Hill (as shown in the Schedule of Proposed Changes to the Policies Map (PMC3))</i> • <i>Thatcham – to reflect modifications to policy SP17, the inclusion of Colthrop Industrial Estate and the new site allocations at Henwick Park and Land east of Regency Park Hotel (as shown in the Schedule of Proposed Changes to the Policies Map (PMC4))</i> • <i>Tilehurst – to reflect new site allocation at Pincents Lane and the inclusion of the Pincents Lane Retail Park. (as shown in the Schedule of Proposed Changes to the Policies Map (PMC5))</i> <p><i>Amend sixth paragraph of the policy as follows:</i></p> <p><i>'In making optimum use of land and achieving high quality design Ddensity on individual sites will vary according to their location and context, size of developable area and site specific issues such as shape and access:</i></p> <ul style="list-style-type: none"> • Within Newbury, Thatcham, Tilehurst, Purley on Thames, and Calcot, 	<p>In response to the Inspector's Action Points: AP10 contained within IN14 AP27 contained within IN18 AP76 and AP77 contained within IN30 AP23 contained within IN18 AP47 contained within IN26</p> <p>In response to the Inspector's Action Point (AP30) contained within IN26</p>

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			<p>developments are expected to secure a net density of at least 35 dwellings per hectare with densities of at least 70 dwellings per hectare in town centres and for flatted developments along main transport routes and close to transport nodes.</p> <ul style="list-style-type: none"> • Within other defined settlements developments are expected to secure a net density of at least 30 dwellings per hectare with higher densities achievable in the centres of Hungerford, Pangbourne and Theale. • Developments on the edge of defined settlements are generally expected to secure a net density of 30 dwellings <u>per hectare outside of the AONB, and 20 dwellings per hectare within the AONB.</u> • However, <u>Lower density developments will be appropriate in certain areas of the District that are particularly sensitive to the impact of intensification and redevelopment. This may be because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.'</u> <p><i>Amend the policy under 'Eastern Area' sub-heading as follows:</i></p> <p>'Eastern Area</p> <p><u>The Eastern Urban Area will continue to be a focus for housing development through existing commitments, allocated sites and regeneration and change in the existing built up area.</u></p> <p>The individual identities of the separate settlements within this area will be</p>	<p>In response to the Inspector's Action Point (AP6) contained within IN14</p>

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			geography over time. These will be kept under review.'	
Chapter 5 Our Environment and Surroundings				
MM10	28-30	Policy SP6	<p><i>Amend second sentence of first paragraph of the policy as follows:</i></p> <p>'...Within Flood Zones 2 and 3 (and also on sites of 1 hectare or more in size, and in other circumstances as set out in the NPPF)._.....</p> <p><i>Amend third sentence of first paragraph as follows:</i></p> <p>'Development within areas of flood risk from any source of flooding, including areas with a history of fluvial, groundwater or surface water flooding, <u>or from areas suffering sewer flooding from overwhelmed sewers....'</u></p> <p><i>Amend sixth paragraph as follows:</i></p> <p>'In applying the Sequential Test, where development has to be located in flood risk areas, it should be demonstrated that <u>If the sequential test shows that it is not possible for an alternative site to be used and therefore development has to be located in a flood risk area, it should be demonstrated that:</u></p> <p><i>Criterion d):</i> 'The development will be safe <u>for its lifetime</u> and not increase flood risk elsewhere.' ...</p> <p><i>Amend eighth paragraph as follows:</i></p> <p>'Where an Exception Test is required, in accordance with national policy</p>	<p>For clarity and effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24).</p> <p>In addition, to ensure consistency with national policy. As agreed in the Statement of Common Ground with Thames Water.</p> <p>Some proposed modifications have also been in response to the Inspector's Action Point (AP72) contained with IN27.</p>

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			<p>and guidance, this should demonstrate how flood risk would be managed on-site, including that the sustainability benefits of the site outweigh the flood risk and that the development will be safe for its lifetime, taking into account the vulnerability of its users and that it will not increase flood risk elsewhere. In addition to the sequential test, the exception test must be applied in certain situations according to national policy. This includes highly vulnerable development in Flood Zone 2, essential infrastructure in Flood Zone 3a or 3b, and more vulnerable development in flood zone 3a. The exception test should demonstrate how flood risk would be managed on site so that the development is safe taking into account the vulnerability of its users, and that it will not increase flood risk elsewhere. The exception test will also need to show that the sustainability benefits of the development to the community outweigh the flood risk.'</p> <p><i>Amend criterion p) as follows:</i></p> <p>'Natural flood management measures can be implemented <u>where possible</u>.'</p> <p><i>Insert new text after paragraph 12 of the policy as follows:</i></p> <p><u>'A Cumulative Impact Assessment (CIA) forms an addendum to the Level 1 SFRA, and it identifies those river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. Where the latest Cumulative Impact Assessment identifies high sensitivity to cumulative impacts, all development proposals must be accompanied by a Surface Water Drainage Strategy.'</u></p> <p><i>Insert new text after paragraph 13 of the policy as follows:</i></p>	

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			<p><u>'In 2018 the Environment Agency identified Newbury and Thatcham as a nationally significant Flood Risk Area. In line with the recommendations of the Cumulative Impacts Assessment (CIA), a Surface Water Drainage Strategy will be required for all developments in Newbury and Thatcham regardless of their size.'</u></p>	
MM11	30 - 32	Supporting text to policy SP6	<p><i>Amend paragraph 5.17 as follows:</i></p> <p><u>'The sequential approach should be taken when determining the layout of a development site, meaning the most vulnerable development should be sited in the areas of lowest flood risk within the site. to the layout of a development site can reduce the risk of flooding from all sources and not increase flood risk overall, both off and on site. This approach also ensures that that the most vulnerable development is located within the areas of lowest risk of flooding'</u></p> <p><i>Insert new text at the end of paragraph 5.24 as follows:</i></p> <p><u>The Environment Agency's guidance 'Approach to Groundwater Protection' (https://assets.publishing.service.gov.uk/media/5ab38864e5274a3dc898e29b/Environment-Agency-approach-to-groundwater-protection.pdf) should be referred to for developments which may impact groundwater.</u></p> <p><i>Insert new text after paragraph 5.24 as follows:</i></p> <p><u>'Cumulative Impacts</u></p> <p><u>Under the NPPF, strategic policies and their supporting SFRA's are required to consider cumulative impacts in, or affecting, local areas susceptible to flooding, rather than just to or from individual development sites. Cumulative</u></p>	<p>For clarity and effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24).</p> <p>In addition, to ensure consistency with national policy. As agreed in the Statement of Common Ground with Thames Water.</p> <p>Some proposed modifications have also been in response to the Inspector's Action Point (AP72) contained with IN27.</p>

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			<p><u>impacts are defined as the effects of past, present, and future activities on the environment.</u></p> <p><u>A Cumulative Impacts Assessment was prepared as an addendum to the Level 1 SFRA, and this identifies several river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. It sets out measures to manage the risk, and these have been incorporated within the policy.</u></p> <p><u>Newbury and Thatcham Flood Risk Area</u></p> <p><u>Within the 2018 Environment Agency Preliminary Flood Risk Assessment for England, the Newbury and Thatcham area has been designated as a nationally significant Flood Risk Area for surface water flood risk.</u></p> <p><u>Development proposals within the Newbury and Thatcham Flood Risk Area, as shown within the Thames River Basin District Flood Risk Management Plan 2021 to 2027¹², will require a Surface Water Drainage Strategy.¹</u></p> <p><i>Insert new text into paragraph 5.27 as follows:</i></p> <p><u>'5.27 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.'</u></p>	

¹² Thames River Basin District Flood Risk Management Plan 2021 to 2027 (page 214): <https://assets.publishing.service.gov.uk/media/6380a45d8fa8f56ea9d462d8/Thames-FRMP-2021-2027.pdf>

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MM19	51 - 54	Supporting text to policy SP12	<p><i>Amend supporting text as follows:</i></p> <p>‘Housing need and the housing requirement</p> <p>6.1 The NPPF states that <i>“to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach.... Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for”</i>.</p> <p>6.2 Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings <u>published by the Office for National Statistics on 22 March 2023</u>, the LHN <u>for the District</u> is <u>543515</u> dwellings per annum using a baseline of <u>20222023</u>.</p> <p>6.3 The LHN is not necessarily the same as the housing requirement, and the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends. This can include unmet needs from adjoining authorities, strategic infrastructure requirements that are likely to drive an increase in the local housing needs, and growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate extra growth.</p> <p>6.4 Although the NPPF no longer refers to ‘Housing Market Areas’</p>	<p>As set out in the Council’s response to the Inspector’s Supplementary Question 7.1 with subsequent amendment to the end of paragraph 6.20. Also subsequent amendments in response to the Inspector’s Action Point (AP8) contained within IN14 and the Inspector’s Action Point AP32 which is contained within IN26. Subsequent amendments as a consequence of the Inspector’s Action Point (AP81) contained within IN30</p>

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			<p>(HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) found that West Berkshire has a strong functional relationship with Wokingham Borough, Reading Borough and Bracknell Forest. As a result, there has been much collaborative working between these authorities on housing matters and associated infrastructure.</p> <p>6.5 Reading Borough Council has The Reading Borough Local Plan (adopted 2019) identified a shortfall of 230 dwellings that is <u>was</u> anticipated to arise in the latter part of their Local Plan the plan period. The Reading Local Plan considers the period through to 2036. 6.6 The local authorities which make up the Western Berkshire HMA have agreed a Statement of Common Ground for the purposes of local plan-making. This continues to recognises Reading’s unmet need set out in the <u>adopted Reading Borough Local Plan</u> and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading’s need as calculated by the SHMA, not by any alternative calculations of need.</p> <p>6.7 Reading has identified that a five yearly review is required by 2024 and that will need to consider how to deal with the housing needs generated by the standard methodology. Though the principle of meeting any unmet need within the Western Berkshire Housing Market Area (HMA) is accepted, the distribution of that unmet need within the HMA has not been agreed and will be subject to further review, through the plan-making process, before the need arises. Reading Borough Council now expects to deliver enough homes over the remainder of its adopted Local Plan period (to 2036) to more than meet its own adopted housing requirement including its previously identified unmet need. Reading Borough Council therefore does</p>	

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			<p><u>not expect the West Berkshire LPR to make specific provision for the unmet need as outlined in the adopted Reading Borough Local Plan.</u></p> <p>6.8 No shortfall has been identified from other adjacent authorities or any of the other authorities within the Western Berkshire HMA.</p> <p><u>Policy SP12 expresses the housing requirement as a minimum of 515 dwellings per annum.</u></p> <p>6.9 In order to support the government’s objective of significantly boosting the supply of homes, which is set out in the NPPF, Policy SP12 expresses the housing requirement as a range, with a minimum requirement of 513 dwellings per annum meeting the 2022 LHN. The upper end of the range allows for approximately 5% additional homes (rounded to 538) on top of the 2022 LHN.</p> <p>6.10 The allocation of sites in the LPR aims to meet delivery of a higher number of homes in order to both boost supply and have some built-in flexibility. The upper end of the range is a target but should not be considered a maximum amount. It is not intended to be a cap on development that would otherwise be acceptable.</p> <p>Meeting the housing requirement</p> <p>6.11 Several sources will ensure a continuous supply of land for housing across the plan period. These include:</p> <ul style="list-style-type: none"> • retained allocations in the Local Plan and Stratfield Mortimer Neighbourhood Development Plan (NDP); • allocations in the Local Plan which are not being retained in the LPR 	

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			<p>due to development being under construction;</p> <ul style="list-style-type: none"> • <u>sites allocated within the Local Plan and made neighbourhood plans;</u> • existing planning commitments on unallocated sites; • existing planning commitments for communal accommodation (Use Class C2); <u>and</u> • <u>a windfall allowance.</u> • windfall sites: sites not specifically identified in the development plan but that will come forward through the development management process in accordance with policies set out in the Local Plan and through the use of permitted development rights; • new sites allocated in the LPR; and • new sites to be allocated in neighbourhood plans. <p><u>Sites allocated within the Local Plan and neighbourhood plans</u></p> <p><i>Retained Local Plan and Stratfield Mortimer NDP allocations:</i></p> <p>6.12 The plan period of the LPR (2023 - 2041<u>2022-2039</u>) overlaps with the previous plan period (2006 – 2026) and account therefore needs to be taken of sites that have already been allocated in the <u>adopted</u> Core Strategy, the <u>adopted</u> HSA DPD and the <u>made</u> Stratfield Mortimer NDP. The relevant policy criteria <u>for the retained Local Plan allocations included in Chapter 8</u> still apply to these sites to cover events such as revised schemes being submitted or a planning permission lapsing. However, for the purposes of calculating the housing supply, if a site has planning, then the number of dwellings permitted has been taken into account.</p> <p><u>This element of the supply consists of allocations with and without planning permission at 31 March 2023. Where a site has an extant permission, the number of dwellings permitted has been used for the purposes of calculating the housing supply. For those sites without permission at 31</u></p>	

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			<p><u>March 2023, the number allocated within the policy has been used.</u></p> <p>6.13 2,652 units were outstanding at 31 March 2022.</p> <p>6.14 Allocated sites that are retained are listed in Policies SP13 –15.</p> <p><i>Allocations in the Local Plan which are not being retained:</i></p> <p>6.15 Several sites that are allocated within the Core Strategy and HSA DPD are not being retained in the LPR and this is because development is at an advanced stage of construction. At 31 March 2022<u>2023</u>, there were 724<u>451</u> units outstanding on these sites.</p> <p><i>New sites allocated in the LPR: (moved up from below and amended as follows:)</i></p> <p>6.22 The Council’s overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Ppolicies SP13 – 15<u>SP16 and SP17, as well as policies RSA1 to RSA27, and these include provide additional housing supply on newly allocated sites of some 1,720 2400 homes. This includes the strategic allocation at North East Thatcham for up to approximately 2,500 homes, with approximately 1,500 1,760 homes expected to be delivered within the plan period.</u></p> <p><i>Sites to be allocated in Neighbourhood Plans: (moved up from below and amended as follows:)</i></p> <p><u>The NPPF requires that within the housing requirement for the whole District, strategic policies should also set out a housing requirement for</u></p>	

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			<p><u>designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.</u></p> <p><u>Should any qualifying body decide to prepare a neighbourhood plan that includes residential allocations or update a made neighbourhood plan to include residential allocations, then the Council will supply a housing requirement figure.</u></p> <p><u>In meeting this requirement, the policy clarifies that sites allocated within this LPR cannot be counted towards meeting the figure supplied to a qualifying body. In addition, policy SP3 also makes clear that any NDP allocations within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12 either. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.</u></p> <p><u>6.23 A number of neighbourhood plans are in preparation within the District. Whilst it is not compulsory for neighbourhood plans to include allocations which will allocate further sites for housing development. It is proposed that approximately a further 80 dwellings will be allocated by local communities through their NDPs the neighbourhood plans for Hungerford and Lambourn. The figures for individual neighbourhood areas are set out in Policies SP13 –15. The delivery of these neighbourhood plans will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall if the Hungerford and Lambourn neighbourhood plans are not made within two years of the adoption of the LPR.</u></p>	

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			<i>Annex B below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC6)</i>	
MM24	62	Supporting text to policy SP16	<p><i>Amend paragraph 6.41 as follows:</i></p> <p><u>'In reviewing the vision for Newbury as part of the LPR, the town will remain a focus for development the Council prepared the West Berkshire Strategic Vision 2050, which offers a clear spatial steer as to where growth in Newbury and Thatcham might go over the longer-term period up to 2050. Newbury will retain remain a focus for development whilst retaining its traditional market town heritage and</u></p> <p><i>Insert additional text to the end of paragraph 6.42 as follows:</i></p> <p><u>'..... Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for development as confirmed in the Strategic Vision 2050.'</u></p> <p><i>Amend paragraph 6.49 as follows:</i></p> <p><u>'In addition, the importance of the SPD is highlighted such that the Council will be supportive of proposals which have regard, and positively respond, to it as it provides a framework for the future development of the site. This includes having regard to the Development Principles listed in Section F.'</u></p>	<p>To reflect requirements of national policy. See Council response to PQ33.</p> <p>In response to the Inspector's Action Point (AP27) contained within IN18</p>
MM25	63 - 65	Policy SP17	<p><i>Amend the policy as follows:</i></p> <p><u>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</u></p>	<p>For clarity and effectiveness. See Council's written statement Matter 4 (WS4/1). Further changes made in response</p>

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			<p>contributing to Thatcham, and woven through with natural habitats and links. The site will be masterplanned <u>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.</u></p> <p>Homes The site is to be allocated for the phased delivery of approximately 1,500 up to approximately 2,500 dwellings, with the final number of dwellings to be determined by the adopted Masterplan Supplementary Planning Document (SPD) required by this policy. 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 pPolicy SP18. In addition at least:</p> <ul style="list-style-type: none"> • <u>40% of dwellings will be affordable housing in accordance with SP19;</u> and • <u>3% of dwellings will be delivered via serviced custom/self-build plots.</u> <p>Community The site will provide a range of community facilities, including:</p> <ul style="list-style-type: none"> • <u>Local centres providing local retail facilities and small-scale employment business-use, including for community use (approximately 1,100sq.metres Class E and F2);</u> • <u>Primary Healthcare provision and associated infrastructure, which is operationally and financially viable, the details of which should be</u> 	<p>to the Inspector’s Action Points AP15-25 and AP73. Additional changes made in response to the Inspector’s Action Points AP75 and AP76 contained within IN30. Subsequent changes made in response to the Inspector’s Action Point AP79 contained within IN37.</p>

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			<p><u>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;</u></p> <ul style="list-style-type: none"> • Early years provision; • A 2.5FTE p <u>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;</u> • <u>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;</u> • A 1,200sqm e <u>Community indoor facility to be used for sport and community uses with a variety of room sizes (currently use classes E and F);</u> • 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. <p>Green Infrastructure <u>The site will provide a comprehensive network of green infrastructure network and public open space across the whole site in accordance with policy 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</u></p>	

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			<p><u>for biodiversity net gain.</u></p> <p>This network will comprise: <u>The provision will include:</u></p> <ul style="list-style-type: none"> • <u>Conservation of the areas of ancient woodland by providing appropriate buffers between the development and the ancient woodland;</u> • <u>Enhancements for biodiversity;</u> • <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 is 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> • A new community park linking Thatcham to the North Wessex Downs AONB; • <u>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;</u> • <u>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.</u> • A comprehensive network of other accessible routes and connections within the development which provide walking and cycling links along desire lines; 	

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			<ul style="list-style-type: none"> • Existing and new <u>Public Rights of Way</u> and <u>A Public Rights of Way Strategy</u> to demonstrate how existing <u>Public Rights of Way</u> will be protected and enhanced and how new ones will be established, including <u>bridleway links and safe crossing points</u>; • Retained and new trees, hedgerows and other appropriate native planting which contribute to biodiversity net gain; • <u>Provision of allotments</u>; • <u>Outdoor formal and informal sports pitches and areas</u>; and • <u>A Green Infrastructure Strategy</u> to show how the network of <u>multifunctional green infrastructure</u> will be delivered across the site to include a strategy for the protection of existing and provision of new <u>trees, hedgerows and other appropriate native planting</u>. <p>Transport Measures will be included to improve accessibility by, and encourage use of, non-motorised <u>sustainable</u> transport modes.</p> <p><u>Development proposals for the site will be supported by A a Transport Assessment Strategy and Travel Plan to</u> will provide detail on how this will be achieved, including:</p> <ul style="list-style-type: none"> • Active travel Improvements on routes between the site, Thatcham town centre and the railway station; • <u>Multiple access points and A-a vehicular through route</u>; • 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 	

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			<ul style="list-style-type: none"> • How adverse impacts on air quality will be minimised; <u>and</u> • <u>Promotion and encouragement of sustainable modes of travel, in accordance with policy DM45.</u> <p>Sustainability Development <u>proposals</u> of the site will be supported by an Energy Statement or a detailed energy section within the Sustainability Statement Charter which will</p> <p>establish how policy requirements will be achieved. This will be informed by:</p> <ul style="list-style-type: none"> • An Energy Strategy which sets out measures to achieve a model low carbon development (following the energy hierarchy) in accordance with Policies SP5 and DM4.5, including: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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: <ul style="list-style-type: none"> ○ A Biodiversity Net Gain Strategy to show how net gain will be achieved including through habitat restoration and linkages; 	

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			<ul style="list-style-type: none"> ○ 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 <u>any below ground infrastructure oil pipeline on the site</u> from operational works, including the provision of an appropriate buffer. 	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>Flooding and Water Environment</u></p> <ul style="list-style-type: none"> • <u>Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with policy SP6, which will take into account the Thatcham Surface Water Management Plan and set out: Adequate flood mitigation measures to ensure there is no detrimental impact on flood risk in Thatcham;</u> • <u>Surface water drainage management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS); and</u> • <u>Flood alleviation measures already present on the site and how they will be retained, protected and enhanced.</u> <p><u>Development proposals also need to consider water resources and waste water in accordance with policy DM7.</u></p> <p><u>Biodiversity</u></p> <p><u>Development proposals for the site will be supported by a Biodiversity Strategy in accordance with policy SP11 which will set out:</u></p> <ul style="list-style-type: none"> • <u>How biodiversity net gain will be achieved including through habitat restoration and linkages;</u> • <u>How priority habitats and ecological features will be protected and enhanced;</u> • <u>The creation of new ecological features; and</u> • <u>A site-wide biodiversity Management Plan.</u> <p><u>Landscape</u></p> <p><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 Assessment (2021) for the site.</u></p>	

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			<p><u>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 Masterplan SPD which will determine the final capacity, 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.</u></p> <p>Heritage <u>Development proposals for the site will be supported by a Historic Environment Strategy in accordance with policy 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.</u></p> <p>Lighting <u>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.</u></p> <p>Mineral Resources <u>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.</u></p> <p>Masterplanning and Design Code</p>	

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			<p><u>The site will be masterplanned and a Supplementary Planning Document (SPD) prepared by the Council. The SPD will be funded by the applicant and prepared in collaboration with the applicant, relevant town and parish councils, the community and other stakeholders. The SPD will be adopted by the Council prior to the submission of a planning application. The Masterplan 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 determine 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 adopted Masterplan SPD.</u></p> <p><u>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.'</u></p> <p><i>Replace the indicative site map with the updated indicative site map shown in Annex C below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC7)</i></p>	
MM26	66	Supporting text to policy SP17	<p><i>Amend the supporting text to policy SP17 as follows:</i></p> <p>'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.</p>	<p>To ensure the policy is justified and consistent with national policy. See Council's response to PQ33 For clarity and effectiveness. See Council's response to</p>

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			<p>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.</p> <p>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.</p> <p>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.</p>	<p>PQ33 and the Council's written statement Matter 4 (WS4/1). Further changes made in response to the Inspector's Action Points AP15-25 and AP73. Subsequent amendments as a consequence of the Inspector's Action Point (AP79) contained within IN30</p>

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			<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 <u>as confirmed in the Strategic Vision 2050</u>. The TSGS shows the most sustainable way for development to come forward in the town and this policy draws on that evidence.</p> <p>6.61 Hence, Thatcham is now a focus for regeneration, for new housing and</p>	

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			<p>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. <u>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.</u></p> <p><u>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.</u></p> <p><u>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 green infrastructure 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.</u></p> <p><u>x.xx The area of green infrastructure shown on the indicative map takes into</u></p>	

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			<p>account the landscape work undertaken 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 green infrastructure buffer will be informed by the LVIA, and other relevant background work carried out to support the Masterplan SPD.</p> <p>x.xx The settlement boundary for Thatcham, is an exception to the settlement boundary review criteria set out in Appendix 2, and 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.</p> <p>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.</p> <p>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</p>	

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			<p><u>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.</u></p> <p><u>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 other 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.</u></p> <p><u>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</u></p>	

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			<p><u>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. An 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).</u></p> <p><u>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.</u></p> <p>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.</p> <p>6.63 Further detailed work will be required to develop a coherent masterplan to take the development forward. <u>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 determine the location and extent of built development,</u></p>	

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			<p><u>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 intention that the Masterplan SPD will be adopted within 12 months of adoption of the LPR, prior to the submission of a planning application.</u></p> <p><u>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.'</u></p>	
MM27	67	Policy SP18	<p><i>Amend fourth paragraph of the policy as follows:</i></p> <p>'All dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). Around 10% of the new market housing and a maximum of 5 units of the affordable sector should also meet the wheelchair accessible standard M4(3) wheelchair user dwellings. unless evidence clearly demonstrates that this would make the scheme unviable. <u>The Council will also support proposals for affordable wheelchair adaptable and accessible homes where evidenced by need. Affordable wheelchair adaptable and accessible homes will be negotiated on a site by site basis. The Council will take account of site-specific factors, evidence of site suitability and/or whether it would render development unviable in determining whether these requirements should apply.'</u></p>	To remove any ambiguity in the application of the policy in response to the Inspector's Action Point (AP33) contained within IN26
MM28	70	Policy SP19	<p><i>Amend criterion b in second paragraph of the policy as follows:</i></p> <p>'b. <u>In areas designated as rural under Section 157(1) of the Housing Act 1985 On development sites of between five and nine dwelling, 20% provision.'</u></p>	To comply with national policy and in response to the Inspector's Action Point (AP34) contained within IN26 .

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				<p>infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency.</p>
MM42	-	New RSA policy – Land at Henwick Park, Bowling Green Road, Thatcham	<p><i>Insert new RSA policy and accompanying indicative site map into LPR after policy RSA5 as follows:</i></p> <p><u>Policy RSAX</u></p> <p><u>Land at Henwick Park, Bowling Green Road, Thatcham (Site ref CA12)</u></p> <p><u>The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:</u></p> <ol style="list-style-type: none"> a. <u>The provision of approximately 225 dwellings;</u> b. <u>Access to the site will be provided via Cold Ash Hill / Heath Lane and Bowling Green Road, with further pedestrian accesses onto Cold Ash Hill, Heath Lane, Bowling Green Road, and site allocation RSAX (Land east of the Regency Park Hotel);</u> c. <u>Internal walking and cycling routes for the site will be provided and will</u> 	In response to the Inspector’s Action Point (AP77) contained within IN30

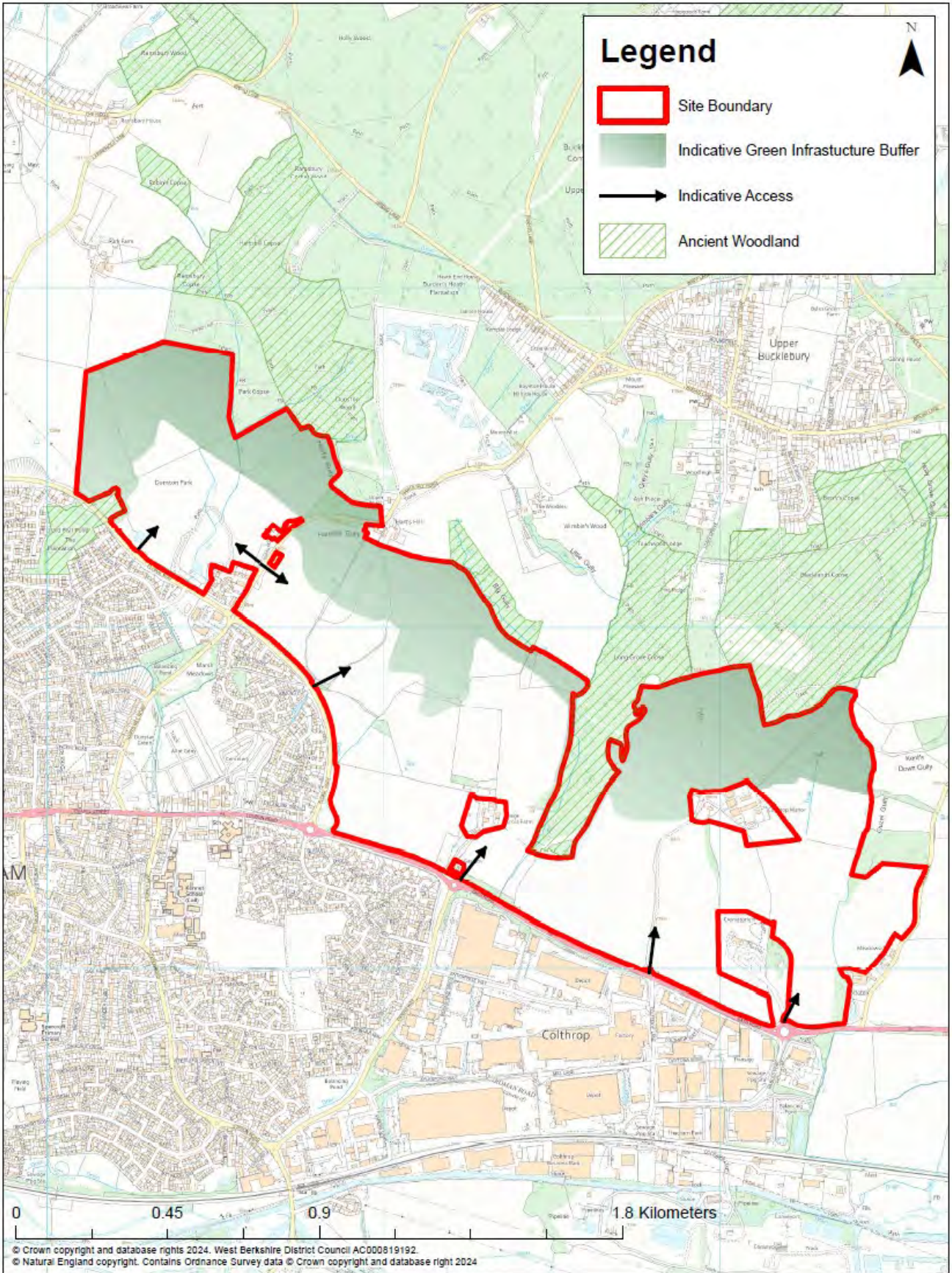
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			<p>be linked to existing routes;</p> <p>d. <u>Measures will be provided to mitigate the impact of development on the local road network which may include the widening of Heath Lane and Bowling Green Road fronting the site. A Transport Assessment, using the Council's VISSIM model, will be required;</u></p> <p>e. <u>Measures will be included to improve accessibility by, and encourage the use of, non-car transport modes. These measures will be set out in a Travel Plan;</u></p> <p>f. <u>The scheme will comprise a development design and layout in line with policy SP7 and that will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA), and will include the following measures:</u></p> <p>i. <u>No development above the 95-metre AOD contour;</u></p> <p>ii. <u>The balance of land to the north and west of the developed area to be retained as an open landscape buffer in order to maintain the open character between Thatcham and Cold Ash and which will be retained outside the settlement boundary for Thatcham;</u> and</p> <p>iii. <u>Green Infrastructure and public open space will be provided taking into account the requirements set out in DM40;</u></p> <p>g. <u>A Heritage Impact Assessment will be required to inform the development design and layout and to protect the setting of the nearby Grade II listed Henwick Old Cottage;</u></p> <p>h. <u>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;</u></p> <p>i. <u>Small areas of the site are at risk from surface water flooding. Development proposals for the site will be supported by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take into account of the Thatcham Surface Water Management Plan and</u></p>	

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			<p><u>set out:</u></p> <ul style="list-style-type: none"> i. <u>Adequate flood mitigation measures to ensure there is no detrimental flood risk; and</u> ii. <u>How flood alleviation measures already present on the site will be retained, protected and enhanced;</u> <p>j. <u>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;</u></p> <p>k. <u>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; and</u></p> <p>l. <u>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.'</u></p> <p><i>Insert indicative site map as set out in Annex D below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC12)</i></p>	
MM43	-	New RSA policy – Land east of Regency Park Hotel, Bowling Green Road, Thatcham	<p><i>Insert new RSA policy and accompanying indicative site map into LPR after policy RSA5 as follows:</i></p> <p><u>'Policy RSAX</u></p> <p><u>Land East of Regency Park Hotel, Bowling Green Road, Thatcham (Site ref CA17)</u></p> <p><u>The site, as shown on the indicative map, will be required to be developed</u></p>	In response to the Inspector's Action Point (AP77) contained within IN30

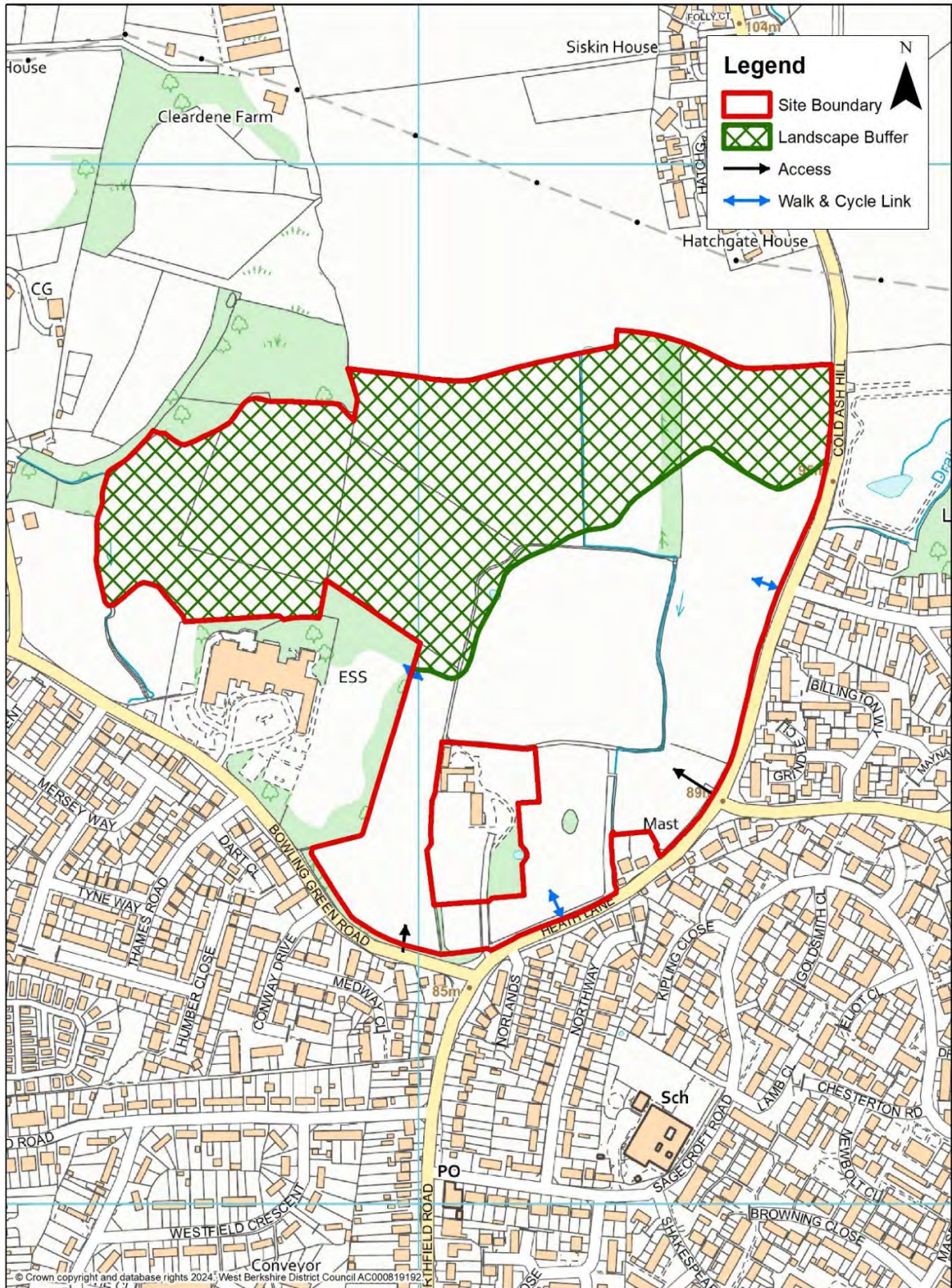
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			<p><u>in accordance with the following parameters:</u></p> <ul style="list-style-type: none"> a. <u>The provision of approximately 45 dwellings;</u> b. <u>Access to the site will be provided via Bowling Green Road with the exact access arrangements to be determined at the planning application stage. A walking and cycling link to site allocation RSAX (Land at Henwick Park) must also be provided;</u> c. <u>Internal walking and cycling routes for the site will be provided, and will be linked to existing routes;</u> d. <u>Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;</u> e. <u>Measures will be included to improve accessibility by, and encourage the use of, non-car transport modes. These measures will be set out in a Travel Plan;</u> f. <u>The site will be developed in accordance with the Landscape Capacity Assessment (2015). 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:</u> <ul style="list-style-type: none"> i. <u>No development above the 95 metre AOD contour;</u> ii. <u>The balance of land in the north of the site to be retained as a landscape buffer which will be retained outside the settlement boundary for Thatcham;</u> iii. <u>Reinforcement of the existing tree line along the Bowling Green Road, eastern, and northern boundaries; and</u> iv. <u>Green Infrastructure to break up the built form;</u> g. <u>A Heritage Impact Assessment will be required to inform the development design and layout due to the presence of non-designated heritage assets;</u> h. <u>Development will be informed by an archaeological desk based</u> 	

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			<p><u>assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;</u></p> <p>i. <u>Development proposals for the site will be supported by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take account of all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures. It will also need to take account of the Thatcham Surface Water Management Plan;</u></p> <p>j. <u>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;</u></p> <p>k. <u>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; and</u></p> <p>l. <u>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.'</u></p> <p><i>Insert indicative site map as set out in Annex E below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC13)</i></p>	
MM44	95	New paragraphs and table before Policy RSA6	<p><i>Insert additional text and table before policy RSA6 as follows:</i></p> <p>'Sites allocated for residential development: Eastern Area</p> <p><u>8.5. In the Eastern Area the significant constraints to development mean provision for new development is more limited. Constraints include the</u></p>	To reflect the deletion of policy SP14.

Map to be inserted in Plan



Land at Henwick Park, Bowling Green Road, Thatcham



Land East of Regency Park Hotel, Bowling Green Road, Thatcham



Chart and graph to be inserted into Plan

Housing Trajectory 2023/24-2040/41

(for reference)

Five Year Period Post Adoption

	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Five Year Period Post Adoption															TOTAL
						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	
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	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	
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	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	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	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	
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	
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	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	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	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	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	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	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	
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	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	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	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	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	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	
Lakeside, Theale	Full permission	0	0	30	60	60	60	60	29	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	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	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	
Bayer House, Strawberry Hill	Under construction	0	50	141	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	
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	
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	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	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	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	1729	

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	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Five Year Period Post Adoption															TOTAL
						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	
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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

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		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
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	1760
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	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	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	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	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	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	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	42
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	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	225
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	45
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	138
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	25
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	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	25
Subtotal: Proposed New Allocations		0	0	0	0	0	0	278	268	180	220	195	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	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	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	
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	
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	