

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Representations to the West Berkshire Local Plan 2022-2039 Examination ('the LPR') – Main Modifications Consultation  
**Date:** 31 January 2025 15:37:53  
**Attachments:** [REDACTED]

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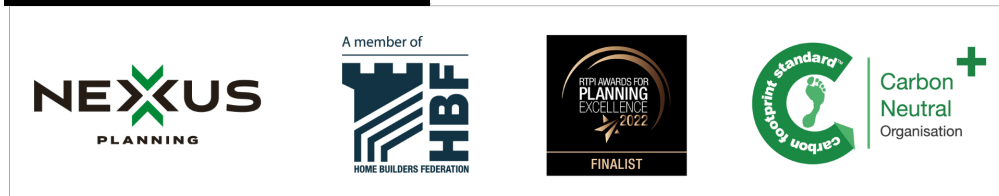
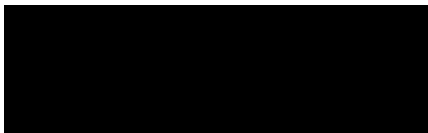
Dear Sir/Madam,

Please find attached representations prepared by Nexus Planning on behalf of Croudace Homes in response to the West Berkshire Local Plan 2022-2039 Examination – Main Modifications Consultation. These representations are prepared in relation to the Land at Henwick Park, Thatcham.

Please can you confirm receipt of submission.

Kind regards,  
Meg

**Megan Douglas**  
Senior Planner



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# Main Modifications Representations

West Berkshire Local Plan 2022-2039 Examination

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ON BEHALF OF CROUDACE HOMES

January 2025

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# 1. Introduction

- 1.1 These representations have been prepared by Nexus Planning on behalf of Croudace Homes ('Croudace') in response to the West Berkshire Local Plan 2022-2039 Examination ('the LPR') – Main Modifications Consultation.
- 1.2 These representations are prepared in relation to the Land at Henwick Park, Thatcham ('the site'), which has been identified by the Council as a suitable location for residential development within the evidence base for its Local Plan Review process. The site features within the Council's Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (November 2024) under Policy RSAX and is allocated for approximately 225 units.
- 1.3 Croudace is currently preparing a full planning application for the site to be submitted in the short-term for 236 dwellings. Croudace sought formal pre-application advice from the Council in November 2024 and a written response was issued in December 2024, for development described as:

*"Full planning application for 250 dwellings (Use Class C3), public open space including parking and equipped play areas; access from Bowling Green Road and Cold Ash Hill; internal highways and vehicle parking; landscaping; sustainable drainage systems; and associated infrastructure."*

- 1.4 Croudace expects to submit a full planning application during the beginning of February 2025 and has engaged with the Council's Development Management Officers for pre-application advice as agreed via a Planning Performance Agreement (PPA).
- 1.5 Croudace supports the Council's allocation of the site and recognition of its deliverability within the short term, however, finds that further refinements to the emerging LPR are necessary to further facilitate the delivery of the site in accordance with the forthcoming planning application.

## 2. MM3 – Policy SP1

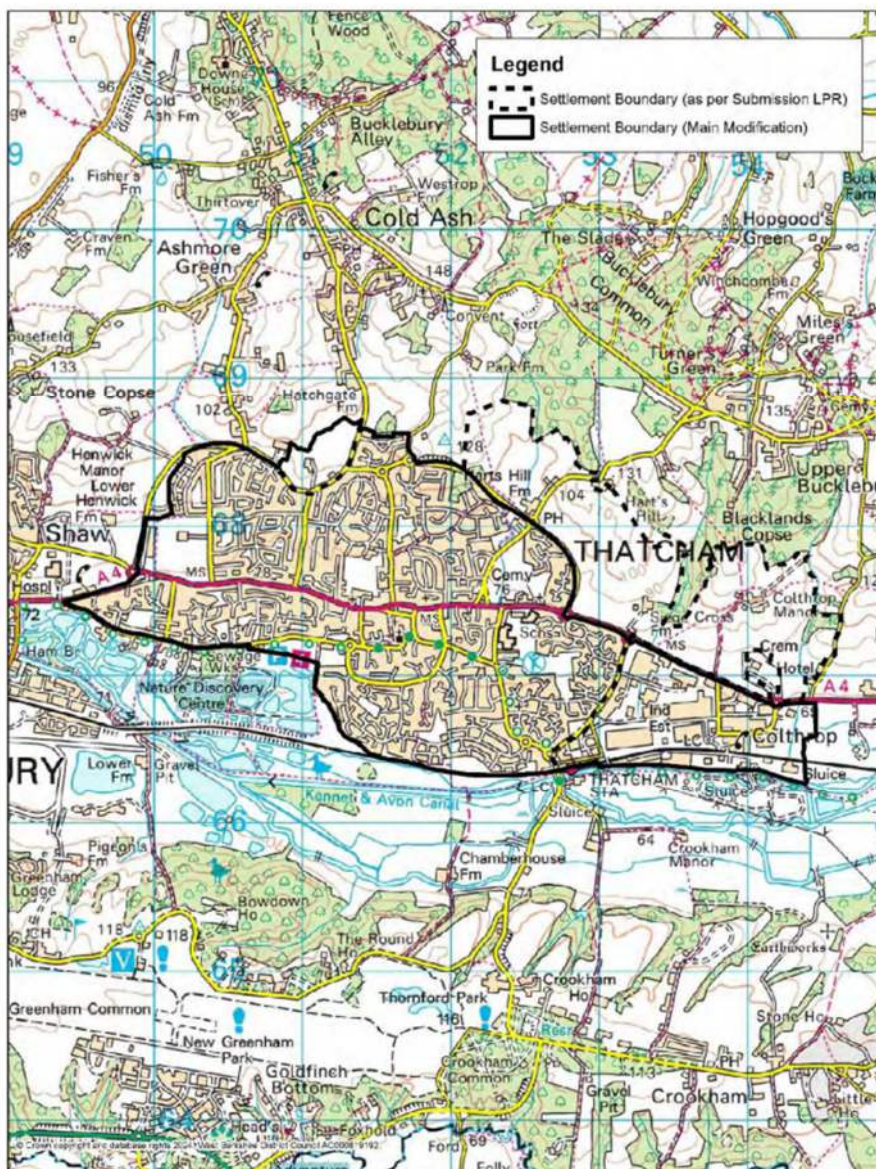
### Settlement Boundaries

2.1 Main Modification 3 proposes amendments to the following settlement boundaries as referenced in the fourth paragraph of Policy SP1:

*“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)).”*

2.2 An extract of PMC4 is shown below at Figure 1.

Figure 1. PMC4 (Thatcham Settlement Boundary)



- 2.3 Whilst the amendments made to PMC4 seek to reflect the new site allocations to the north of Thatcham and incorporate this future development into the settlement boundary, Croudace considers it to be critical to the consideration of a future planning application on Land at Henwick Park, that the settlement boundary accurately reflects development as will be brought forward by the forthcoming full planning application.
- 2.4 Given the site is allocated for approximately 225 units under Policy RSAX, and Croudace will be submitting an application for 236 dwellings in the immediate term, the area of developable land (i.e. land within the settlement boundary) should allow for this level of development. The quantum to be proposed has been tested by technical consultants and against emerging development management policy requirements, demonstrating that the site is capable of delivering 236 dwellings and supporting infrastructure.
- 2.5 Further to this, Croudace sought formal pre-application advice from the Council in November 2024 as described above and a written response was issued in December 2024, for development described as:

*“Full planning application for 250 dwellings (Use Class C3), public open space including parking and equipped play areas; access from Bowling Green Road and Cold Ash Hill; internal highways and vehicle parking; landscaping; sustainable drainage systems; and associated infrastructure.”*

- 2.6 The Council’s feedback covered a range of technical matters, including layout and density, highways, ecology, arboriculture and landscape. In response, Croudace has revised the proposed development, reducing the number of dwellings, and it is now considered that 236 dwellings can be brought forward at Henwick Park whilst complying with the specific requirements set out within Policy RSAX alongside the other relevant Local Plan Review policies. The Site Plan for the forthcoming planning application is attached at **Appendix 1** and Croudace considers that the proposed new settlement boundary should accurately reflect the proposed developed area as shown by this plan to avoid future policy conflict.

## Density

- 2.7 MM3 proposes amendments to the sixth paragraph of Policy SP1, so that it will read:

*“In making optimum use of land and achieving high quality design density on individual sites will vary according to their location and context, size of developable area and site specific issues such as shape and access: ...*

- *Within Newbury, Thatcham, Tilehurst, Purley on Thames, and Calcot, 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; ...*
- *Developments on the edge of defined settlements are generally expected to secure a net density of 30 dwellings per hectare outside of the AONB, and 20 dwellings per hectare within the AONB...”*

- 2.8 Should the Council consider that the site is located within Thatcham (i.e. within the settlement boundary) where a net density of at least 35 dwellings per hectare is applicable, Croudace would argue that devising a scheme which meets this policy requirement could result in the overdevelopment of the site, as advised through the aforementioned pre-application discussions. It is therefore suggested that the policy requirement should reference ‘approximately’ 35 dph rather than ‘at least’ 35 dph to allow site specific flexibility.

### 3. MM36

3.1 Main Modification 36 proposes to insert the following additional text and table after paragraph 8.2 as follows:

*“Sites allocated for residential development: Newbury and Thatcham*

*8.3. The main focus for growth in West Berkshire is the Newbury and Thatcham area, where two strategic urban extensions are proposed; the first, the existing Core Strategy allocation at Sandleford Park, south of Newbury, which is carried forward with a redefined policy boundary where approximately 1,500 homes could be developed; and the second, another greenfield site, to the northeast of Thatcham for up to approximately 2,500 homes. These two sites are allocated under policies SP16 and SP17, with the remainder of the growth in the Newbury and Thatcham area comes through smaller site allocations set out below.”*

<b>Policy</b>	<b>Allocation</b>	<b>Approximate numbers</b>
RSAX	Land at Henwick Park, Bowling Green Road, Thatcham (Site Ref: CA12)	225 dwellings

3.2 Croudace supports the Council in identifying Land at Henwick Park as a suitable location for growth through its emerging allocation, and would emphasise that the site is deliverable within the short term, as evidenced through the forthcoming full planning application.

#### Land at Henwick Park – Site Capacity

3.3 Land at Henwick Park is proposed to be allocated for approximately 225 dwellings, however, following a thorough appraisal of the site which has been undertaken with respect to the forthcoming full planning application, Croudace considers that the site has the potential to deliver 236 dwellings and intends to submit a full planning application on this basis during the beginning of February 2025.

3.4 The ability of the site to deliver greater than the 225 dwellings is beneficial to the Council’s housing trajectory and housing land supply position; and this should be reflected by revised policy wording which allocates the site for approximately 235 dwellings.

#### RSAX Policy Criteria

3.5 To demonstrate the site’s ability to deliver 236 dwellings whilst also remaining compliant with the requirements of Policy RSAX, Croudace provides the summary below against the criterion within RSAX:

- **Access and Highways (Criterion B, C, D, E, F):** The forthcoming planning application proposes access to the site via upgrades to the existing roundabout at the junction of Cold Ash Hill/Heath Lane; and via a secondary access at Bowling Green Road. Pedestrian accesses are provided as required by criterion ‘B’. Walking and cycling facilities will be linked to the existing network and will sit alongside proposed improvements to the existing walking and cycling network. The Transport Assessment prepared to support the forthcoming application confirms that the development will not have a severe impact on the highway network and sets out appropriate mitigation measures including provision of a Travel Plan, provision of sufficient car/cycle parking on site, safeguarding for the potential future diversion of a bus route through the site and active travel improvements on surrounding routes.

- **Landscape (Criterion G (i), (ii), (iii)):** The Landscape and Visual Assessment ('LVA') undertaken with respect to the forthcoming planning application confirms that development within the site will be located below the 95m AOD contour. The northern edge of development on Cold Ash Hill has been aligned with the existing housing on Southend. The western valley feature and the higher ground in the northern part of the site will be retained open and laid out as parkland. New landscaping at the northern edge of the parkland will provide a robust landscape feature, maintaining an undeveloped gap between the settlements of Cold Ash, Ashmore Green and Thatcham.

The LVA outlines that the boundary of the North Wessex National Landscape is located approximately 1km from the north eastern boundary of the site and there is no inter-visibility between the two. As a result of the site's proximity to Thatcham's urban area and due to the fact that it is well contained in views, there will be no significant indirect effects on the National Landscape or its immediate setting.

- **Heritage (Criterion H and I):** The Heritage Impact Assessment ('HIA') undertaken with respect to the forthcoming planning application confirms that the proposals have been developed iteratively with heritage and landscape input. As a result, specific mitigation measures have been introduced to retain extensive parts of the site as open space, and minimise any potential impacts to the setting of the nearby heritage assets. The HIA concludes that the proposals will have a minimal impact on the wider settings of the heritage assets, including Grade II Listed Henwick Old Cottage, which will not affect their significance or the ability to experience that significance.
- **Flooding and Drainage (Criterion J (i), (ii)):** The Flood Risk Assessment and Drainage Strategy to be submitted as part of the forthcoming planning application confirms that the proposed drainage strategy can provide the storage requirements for all storm events up to and including the 1 in 100 year +40%CC event for all impermeable areas on site, allowing 10% for urban creep. The proposed SuDS Management Train provides sufficient pollution treatment minimising risk to water quality. It is proposed, where possible, to maximise permeable pavements within the development. Swales will be implemented throughout the site and will eventually discharge into basins located in the south of the site. It is proposed to provide new detention basins in the south of the site, and it is proposed to discharge to existing watercourses within the site boundary.

The Flood Risk Assessment and Drainage Strategy confirms that the proposed drainage strategy does not rely upon, or utilise, the Thatcham Flood Alleviation Schemes adjacent to the site.

- **Ecology (Criterion K):** The Ecological Appraisal informing the forthcoming planning application confirms that there are no statutory or non-statutory nature conservation designations are present within the site, however, Cleardene Farm Wood Local Wildlife Site (LWS) borders the north-west of the site and will be buffered by an area of open space.

Phase 1 habitat surveys have been carried out and the Ecological Appraisal confirms that the losses of habitat of elevated value are minimal under the proposals. It then confirms that habitats within the site support several protected species, including species protected under both national and European legislation. Accordingly, a number of mitigation measures are proposed to minimise the risk of harm to protected species, with compensatory measures proposed, where appropriate, in order to maintain the conservation status of local populations.

A number of enhancements for the benefit of biodiversity are available under the proposals with a range of recommendations set out within the Ecological Appraisal and these can be secured via planning condition.



- **Climate Change (Criterion L):** The Energy Statement submitted as part of the forthcoming planning application confirms that the development has prioritised reducing energy demand by incorporating a series of 'Fabric First' measures, focusing on enhancing the energy efficiency of the building's structure. The proposals also include the provision of space heating, domestic hot water systems and photovoltaic panels.

The Energy Statement concludes that the proposed development will achieve an 54.4% reduction in regulated and unregulated CO2 emissions over AD L 2021 using SAP 10.2 methodology. It will also meet the Future Homes Standard, that will set out requirements for new homes to produce 75-80% less carbon emissions compared to those built to the 2013 standards, with an expected 75% reduction from regulated emissions only.

- **Minerals (Criterion M):** The Mineral Safeguarding Assessment undertaken with respect to the forthcoming planning application concludes that whilst part of the site is located within a designated Mineral Safeguarding Area, the proposed development would not lead to the sterilisation of mineral resources that might otherwise be capable of commercial extraction, and that exceptions (d) and (e) to Policy 9 of the West Berkshire Minerals and Waste Local Plan would therefore be applicable.

- 3.6 Croudace outlines that the proposed delivery of 236 dwellings can satisfactorily be delivered within the site's developable area whilst also meeting with the requirements of the proposed policy wording (as assessed above) and wider development management policies, to be assessed within the forthcoming planning application. It is therefore the case that the site can comfortably deliver an uplifted figure of approximately 235 dwellings, and this should be reflected within the relevant parts of the LPR, including Policy RSAX.

## 4. MM42 – New RSA Policy: Land at Henwick Park, Bowling Green Road, Thatcham

- 4.1 Main Modification 42 proposes to insert the following RSA policy and accompanying indicative site map into LPR after policy RSA5 as follows:

*“Policy RSAX – Land at Henwick Park, Bowling Green Road, Thatcham (Site ref CA12)*

*The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:*

- a. The provision of approximately 225 dwellings;*
- b. 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);*
- c. Internal walking and cycling routes for the site will be provided and will be linked to existing routes;*
- d. 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;*
- e. 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;*
- f. 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:
  - i. No development above the 95-metre AOD contour;*
  - ii. 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; and*
  - iii. Green Infrastructure and public open space will be provided taking into account the requirements set out in DM40;**
- g. 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;*
- h. 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;*
- i. 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 set out:*

*i. Adequate flood mitigation measures to ensure there is no detrimental flood risk; and*

*ii. How flood alleviation measures already present on the site will be retained, protected and enhanced;*

*j. 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;*

*k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and*

*l. 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.”*

### Approximate Housing Numbers

4.2 Please refer to Section 3 of these representations, which sets out that although the site is proposed to be allocated for approximately 225 dwellings, an increased capacity figure of 236 dwellings has arisen from thorough capacity testing. Detailed layout / technical work supporting a full planning application for the site, with the benefit of a detailed pre-application engagement, concludes that the site can deliver an uplifted figure of approximately 235 dwellings whilst complying with the specific requirements of Policy RSAX and contributing to local housing needs. The policy wording should be changed to reflect this.

### VISSIM Model

4.3 Criterion D of the draft policy wording as set out within MM42 requires ‘A Transport Assessment, using the Council’s VISSIM model...’.

4.4 Croudace consider that this requirement should be removed from the policy wording as the Local Plan Review needs to act with agility given the length of the plan period. The reference to a specific type of model software is not considered to be appropriate as it is possible that the Council may change their model within this timeframe.

4.5 Additionally, given the status of the site as a draft allocation, the site should be included within the Local Plan modelling evidence base, and its impact considered in a cumulative approach alongside the necessary infrastructure that would be outlined in the Infrastructure Delivery Plan. Finally, no other draft site allocations have a specific requirement to undertake this modelling as part of their draft policies.

4.6 Croudace had previously agreed separately with the Council that this reference would be removed from the policy wording, with the referring email exchange attached at **Appendix 2**.

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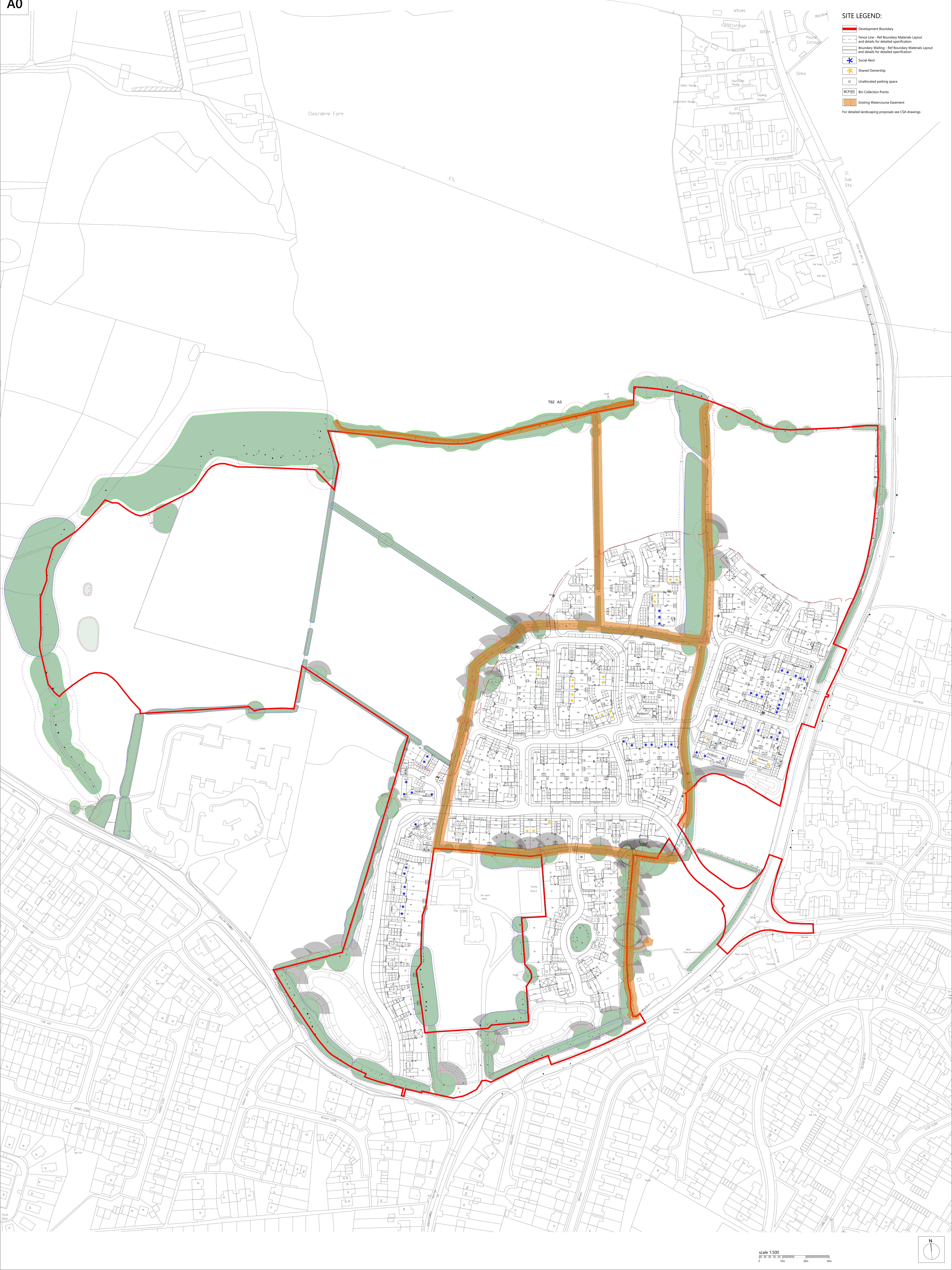
## 5. Conclusion

- 5.1 Following a review of the proposed Main Modifications to the LPR, Croudace supports the Council's allocation of the site and recognition of its deliverability within the short term, however they consider that there are elements of the proposed Main Modifications that require updating to further facilitate the delivery of the site.

### Changes Required to the Plan

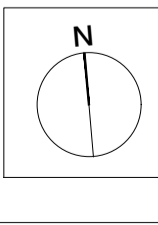
- 5.2 In summary, Croudace concludes the following policy changes are required in order to further facilitate the delivery of the site in accordance with the forthcoming planning application:
- the proposed settlement boundary (as defined within Policy SP1) should accurately reflect the proposed development area of the forthcoming planning application (as shown at **Appendix 1**) to avoid future policy conflict;
  - amend wording of Policy SP1 to include an element of flexibility with reference to density, to reflect that it may not always be possible for development to meet the density requirements;
  - Croudace outlines that the proposed delivery of 236 dwellings can satisfactorily be delivered within the site's developable area whilst also meeting with the requirements of the proposed policy wording, and the reference to site capacity should be changed to accurately reflect this; and
  - The reference to VISSIM Model should be deleted given a) the Council, in dialogue with Croudace as part of the Local Plan hearings, agreed to this deletion (see **Appendix 2**); and b) no other allocation has this policy requirement.

## Appendix 1 – Site Plan for the forthcoming planning application



- SITE LEGEND:**
- Development Boundary
  - Fence Line - Ref Boundary Materials Layout and details for detailed specification
  - Boundary Walling - Ref Boundary Materials Layout and details for detailed specification
  - \* Social Rent
  - \* Shared Ownership
  - U Unallocated parking space
  - BCP Bin Collection Points
  - Existing Watercourse Easement
- For detailed landscaping proposals see CSA drawings

scale 1:500  
 0 10m 20m 30m



Romsey T:01794 367703  
 Portishead T:01275 407000  
 London T:01794 367703  
[www.thrivearchitects.co.uk](http://www.thrivearchitects.co.uk)

Rev	Description	Date	Au	Ch
A	Issue for Planning	31.01.25	WWM	

Project		Henwick Park, Thatcham	
Drawing		Site Layout	
Client	Crounce Homes (South Thames)	Date	20.10.24
Job no.	CROU240925	Rev.	A
Dwg no.	SL.01	Scale	1:500 at A0
Author	TA	Checked	
Status	PLANNING	Office	Romsey/Portishead
Client ref.			



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## Appendix 2 – Email exchange between the Council and Croudace regarding the VISSIM model

## Jack Dickinson

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**From:** Paula Amorelli [REDACTED]  
**Sent:** 27 September 2024 18:21  
**To:** Jack Dickinson  
**Subject:** RE: Land at Henwick Park, Bowling Green Road, Thatcham (site ref: CA12)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hi Jack

Thanks for getting back to me so quickly.

We have had another look at this and in trying to find a way forward that would also satisfy our transport colleagues we now propose the following:

- d. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment, using the Council's VISSIM model, will be required to inform development proposals. This will establish whether the widening of Heath Lane and Bowling Green Road fronting the site will be required;

We will need to include this in the document we send to the Inspector later and so I propose we now use this as a basis for discussion on Wednesday.

I hope this is helpful

Kind regards  
Paula

**Paula Amorelli**  
**Team Leader - Planning Policy**  
Development and Housing West Berkshire Council Market Street Newbury RG14 5LD  
[REDACTED]  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

---

**From:** Jack Dickinson [REDACTED]  
**Sent:** 27 September 2024 16:38  
**To:** Paula Amorelli [REDACTED]  
**Cc:** Roger Tustain [REDACTED]; George Hopkins MRICS [REDACTED]; Laura Fitzgerald [REDACTED]; John Russell [REDACTED]  
**Subject:** RE: Land at Henwick Park, Bowling Green Road, Thatcham (site ref: CA12)

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Hi Paula,



Thank you for your email. We have no comments on the proposed revised wording of subsection (g) relating to landscape and the AONB.

However, relating to highways and subsection (d) we make the following comment pursuant to advice from Croudace’s transport consultants:

Regarding (d) *‘Measures will be provided to mitigate the impact of the development on the local road network. A Transport Assessment, using the Council’s VISSIM model will be required’*

We consider that this requirement should be removed. The Local Plan needs to act with agility given it is a Plan in place to 2041. The reference to a specific type of model software is not considered to be appropriate as it is possible that the Council may change their model within this timeframe at which point, we could not deliver a scheme in accordance with the planning policy. Additionally, given the status of the site as a draft allocation, the site should be included within the Local Plan modelling evidence base, and its impact considered in a cumulative approach alongside the necessary infrastructure that would be outlined in the IDP. Finally, no other draft site allocations have a specific requirement to undertake this modelling as part of their draft policies. May we request that this requirement is removed or reworded to a more generic policy wording about providing a Transport Assessment to assess the potential impacts of the proposal?

Regarding the widening of Heath Lane, we are still not sure what is required here and whether this relates to the widening of the highway for vehicles? We are also not sure that ‘might’ is appropriate in policy wording. It is the case that any robust Transport Assessment will include required mitigation measures it deems necessary to make a development acceptable and so the provision of a Transport Assessment alone as a policy requirement should be sufficient to secure any necessary highway mitigation.

May we propose the following revised wording, or removal of reference to highways altogether:

*“A Transport Assessment will be provided to assess the potential impacts of the proposal on the local road network”*

Kind Regards  
Jack

**Jack Dickinson**  
Associate



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**From:** Paula Amorelli [REDACTED]  
**Sent:** Friday, September 27, 2024 1:03 PM  
**To:** Jack Dickinson [REDACTED]  
**Subject:** FW: Land at Henwick Park, Bowling Green Road, Thattham (site ref: CA12)

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Hi Jack

I just wanted to let you know we have made a few more changes to the policy to try and accommodate other representors concerns and also for consistency – these will be the last changes we make before the hearings –

- g. 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 Capacity Assessment (2015). 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:
  - i. no development above the 95-metre AOD contour;
  - ii. in order to ensure the retention of the distinct separate identity of Cold Ash, the balance of land to the north and west of the developed area will to be retained as an open landscape buffer in order to maintain the open character between Thattham and Cold Ash and which will be retained outside the settlement boundary for Thattham; and
  - iii. Green Infrastructure and public open space will be provided within the developed parts of the site, taking into account the requirements set out in DM40;

We intend to send all the proposed changes to the Inspector later today so that he has them in advance of the sessions next week so if you have any concerns about what we are proposing please could you let me know before 5pm today. Apologies for the very short notice!

Thanks  
Paula

**Paula Amorelli**  
**Team Leader - Planning Policy**  
Development and Housing West Berkshire Council Market Street Newbury RG14 5LD  
[REDACTED]  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

---

**From:** PlanningPolicy  
**Sent:** 26 September 2024 16:37  
**To:** Jack Dickinson [REDACTED]  
**Subject:** RE: Land at Henwick Park, Bowling Green Road, Thattham (site ref: CA12)

Hi Jack

Yes, we've had a look at this and would be happy to propose the following –

d. Measures will be provided to mitigate the impact of development on the local road network, which might include the widening of Heath Lane and Bowling Green Lane fronting the site. A Transport Assessment, using the Council's VISSIM model, will be required;

e. ~~The widening of Heath Lane and Bowling Green Road fronting the site will be required;~~

Kind regards  
Paula

**Paula Amorelli**  
**Team Leader - Planning Policy**  
Development and Housing West Berkshire Council Market Street Newbury RG14 5LD  
[REDACTED]  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

---

**From:** Jack Dickinson <[REDACTED]>  
**Sent:** 25 September 2024 15:21  
**To:** PlanningPolicy [REDACTED]  
**Cc:** Roger Tustain [REDACTED] Mark Bentley [REDACTED] George Hopkins MRICS [REDACTED]  
**Subject:** RE: Land at Henwick Park, Bowling Green Road, Thatcham (site ref: CA12)

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Hi Paula

Many thanks for your email. We are happy with the proposed modification as set out below which leaves our only remaining concern with the policy wording relating to the widening of Bowling Green Lane/Heath Lane as set out within the attached. Is this something the Council is willing to discuss in advance of the hearing session next Wednesday (2<sup>nd</sup> October)?

Kind Regards  
Jack

**Jack Dickinson**  
Associate

[REDACTED]  
[REDACTED]



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[Nexus Planning](#)

Reading  
5th Floor Thames Tower  
Station Road  
Reading RG1 1LX

T 0118 214 9340

[nexusplanning.co.uk](http://nexusplanning.co.uk)