

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

Policy RSA5

Land at Lower Way, Thatcham

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

- a. Provision for approximately 85 dwellings, with a mix of dwelling sizes and types;
- b. The site should be accessed via Lower Way. To ensure permeability through the site, the scheme should be designed with the potential for two accesses to be provided. Pedestrian and cycle linkages will be expected through the site and linking to the surrounding area;
- c. The scheme will be informed by a Landscape and Visual Impact Assessment (LVIA) which considers the site in its wider context, particularly in relation to the lakes to the south of the site and the existing housing to the north. The LVIA will inform the design, layout and capacity of the development, including the location of public open space on the site;
- d. It is expected that development will front onto Lower Way to enable effective integration with the existing built form and be set back from the existing public rights of way within or adjacent to the site, which should be retained as distinct routes separate from the roads within the development;
- e. Development will be informed by an appropriate 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. This includes any adverse impact on the Thatcham Reed Beds SSSI, River Kennet SSSI and Kennet and Lambourn Floodplain SAC. Opportunities to improve biodiversity and green connectivity alongside the nearby Long Lake Marsh Local Wildlife Site should be considered;
- f. The scheme will support and make a positive contribution to the West Berkshire Living Landscape project;
- g. Development will be informed by the archaeological assessment already undertaken of the site;
- h. Development will be informed by a phase 1 contamination assessment and subsequent investigations as necessary;
- i. The scheme will be informed by a Flood Risk Assessment (FRA) which takes into account the adjacent area of surface water flood risk and the ordinary watercourse on the site. The FRA should consider all potential sources of flood risk and advise on the necessary mitigation measures to be incorporated within the development;
- j. Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site. A Habitat Regulations Assessment will be required to accompany any future planning application;
- k. Development on the site will connect to the mains sewerage system and an integrated water supply and drainage strategy will be required for this site;
- l. The scheme will comprise a development design and layout in line with policy SP7 and development on the site 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
- m. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.

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