

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

Policy RSA13

Whitehart Meadow, Theale

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 40 dwellings, in a low density scheme (30dph) that provides a mix of dwelling sizes and types;
- b. The site will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2021). 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:
 - i. Development will not extend beyond the north-east of the High Voltage Power Lines, nor beyond the stream to the south. The area beyond is to be undeveloped, apart from the access road, to retain the open character between Theale and Calcot. The siting of development will be in accordance with National Grid's publications 'A Sense of Place' and 'Development near overhead power lines';
 - ii. Development will be limited to two storeys in height;
 - iii. Development will create a positive interface with the adjacent public open space, to the west, allowing integration between the development and open space;
 - iv. Tree planting throughout the development to break up the built form, and on the north eastern edge of the site will be provided and will retain the wooded view as visible from the National Landscape. Planting should maintain and contribute to the screening and integration of the adjacent M4 motorway;
 - v. Sulham Brook will be incorporated as a feature of GI.
- c. Access to the site will be provided from the High Street;
- d. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
- e. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network;
- f. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
- g. A Flood Risk Assessment (FRA) will be required given the size of the site, proximity to Flood Zone 2, surface water pooling, and high ground water;
- h. No development will be permitted within Flood Zone 2, including highly vulnerable development;
- i. A Surface Water Drainage Strategy will be required. The design of SuDS schemes must take into account the high groundwater table. 'Natural' vegetated SuDS (such as green roofs, swales and ponds) will be preferred over 'hard engineered' and below ground SuDS;
- j. The FRA and surface water drainage strategy should demonstrate wider betterment by demonstrating measures which can be put in place to contribute to a reduction in flood risk downstream;
- k. Sulham Brook is a main river. A buffer of at least 10 metres will be provided and maintained between the riverbank and any built structures, on either side of the riverbank. It will need to be demonstrated that development would not result in adverse impacts on the springs arising from the chalk that feeds the brook;
- l. An Ecological Impact Assessment (EclA) will be required. 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. Such a survey will cover the potential impacts from the direct loss of habitats in the footprint of the development and indirect impacts such as changes in the groundwater;
- m. The scheme 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;
- n. The scheme will be informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4 and to the A4;
- o. The scheme will be informed by an desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;

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- p. 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
- q. 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.

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