

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

Policy ESA1

Land east of Colthrop Industrial Estate, Thatcham

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

- a. The provision of approximately 20,400 square metres of employment floorspace for B2 and/or B8 uses across the site⁽¹⁰⁶⁾;
- b. Access to the site will be provided from the A4;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
- d. The development design and layout will be in accordance with policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA). The design and layout should also take into account the site's position as a gateway into Thatcham, tree planting within the site, building design including colour scheme and suitable roof treatments, and the presence of overhead power lines;
- e. Buildings should be set back from the A4/Bath Road and the eastern site boundary to allow for a tree planted landscape buffer, extending the existing wooded edge of Colthrop Industrial Estate and to help mitigate any visual impact on the wider landscape to the east;
- f. Development will be informed by a Tree Survey due to the presence of TPOs on the western side of the site;
- g. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
- h. 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. Such mitigation will include external lighting design;
- i. 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. Consideration of extraction prior to any development would be encouraged;
- j. 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;
- k. Development will be informed by a 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; and
- l. 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.

¹⁰⁶ As at June 2024 the site had extant planning permission 21/02130/OUTMAJ for 19,536sqm of B2/B8 space with ancillary office space, and a second extant permission 23/02965/FULMAJ for a Logistics Hub comprising approximately 7,800sqm of office space and associated uses for Thames Valley Police.

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