

## Examination of West Berkshire Local Plan 2022-2039

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### IN37: Action Points from the further hearing sessions held in October 2024

#### Introduction

Further to the hearing sessions held on 1, 2 and 3 October 2024, the following actions are required by the Council. The Council's responses should be submitted to the Programme Officer by **midday on Wednesday 16 October 2024**.

After I have considered the Council's responses, I will publish a note setting out the next steps in the examination.

#### SP17 North East Thatcham strategic allocation

References below to the Council amending the proposed modification to policy SP17, reasoned justification and site map relate to the version set out in EXAM52 published on 19 August 2024.

**AP79.** Council to amend the proposed modification to policy SP17 and/or reasoned justification to:

- Amend the first sentence under the sub heading "Homes" to read as follows "The site is allocated for the phased delivery of up to approximately 2,500 dwellings, the final number to be informed by the adopted masterplan supplementary planning document required by this policy" (or similar).
- Amend the paragraph under the subheading "Masterplanning and Design Code" to:
  - Clarify that the preparation of the masterplan will be led by the Council.
  - Refer to collaboration with Thatcham Town Council and relevant parish councils.
  - Delete reference to the SPD being adopted within 12 months of the adoption of the Plan, and amend paragraph 6.63 to explain that is the Council's intention.
  - Refer to the masterplan SPD informing the final capacity of the site.
  - Amend the final sentence to end "... by the adopted masterplan SPD".

- Refer where relevant to development being within the setting of the AONB with cross reference to the requirements of policy SP2.
- Ensure all parts of the policy and reasoned justification are consistent with regard to references to the relationship between the masterplan SPD and planning applications.
- Ensure all parts of the policy and reasoned justification make appropriate reference to the oil and gas pipelines.

**AP80.** Council to consider whether the indicative site map in the Plan should be amended to indicate any other existing physical features on or around the site that are referred to in policy SP17 and/or reasoned justification, such as heritage assets; gas and oil pipelines / “below ground infrastructure”; and “flood alleviation measures already present on the site”.

### **CA17 Regency Park Hotel, Bowling Green Lane, Thatcham**

**AP81.** Council to amend the proposed policy relating to development of CA17 Regency Park Hotel to allow the vehicular access arrangements to be determined through the planning application process (rather than stipulate access must be via the existing access road serving the hotel).

### **Broad location for growth north of Newbury**

Whilst the identification of a broad location for growth north of Newbury may be consistent with the spatial strategy in the Plan, the proposed policy would not provide a justified or effective approach to inform the preparation and determination of planning applications or deliver an additional 650 dwellings in advance of a future review of the Plan. Furthermore, the identification and assessment of reasonable alternative locations for future development beyond that identified in the Plan (through the policies relating to allocations and development within settlement boundaries) is something that will need to be considered in a future review of and update to the Plan. I do not therefore consider it to be necessary or appropriate to recommend that the Plan be modified to include the proposed policy or identification of the broad location.

**AP82.** Council to amend the modified housing trajectory in EXAM54 (19 August 2024) to remove reference to the broad location for growth north of Newbury, and omit the proposed policy references and map from the proposed schedule of main modifications to be prepared for public consultation in due course.

*William Fieldhouse*

7 October 2024