

West Berkshire Local Plan Review 2022 – 2039 (LPR) Examination

Proposed Main Modifications to RSA policies put forward in the Council's response to the Inspector's Action Point 77

Following the publication of the Written Statements received in response to [IN31](#), where appropriate, the Council has liaised with the promoters of the four additional sites proposed for allocation to address concerns raised relating to the detailed wording of the proposed policies. It has also sought to address concerns raised by other representors.

The Council is therefore now proposing some additional modifications to the RSA policies and indicative maps set out in [EXAM53.1](#). These are set out below.

Yellow highlighting in the text indicates where changes are being made as set out in the Council's Written Statements for Matter 7 (Sept 2024) (FWS7/1)

Blue highlighting in the text indicates where additional changes are being made subsequent to the above

Land at Henwick Park, Bowling Green Road, Thatcham

Policy RSAX

Land at Henwick Park, Bowling Green Road, Thatcham (Site ref CA12)

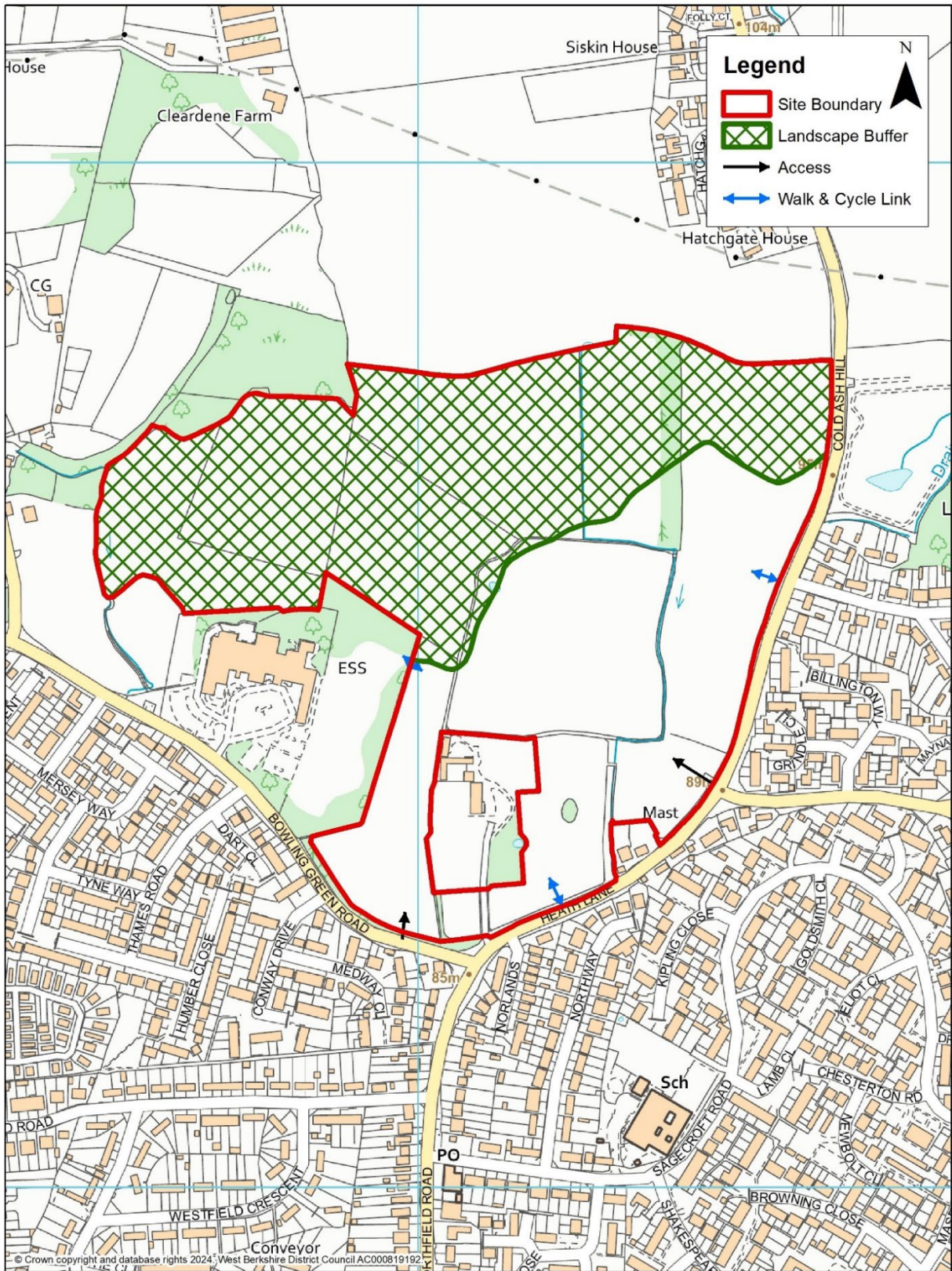
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- 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 the allocation RSAX (Land east of the Regency Park Hotel);
- c. Main 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. A Transport Assessment, using the Council's VISSIM model, will be required to inform development proposals. This will establish whether the ;
- e. The widening of Heath Lane and Bowling Green Road fronting the site will be required;
- f. 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;
- 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 cGomprise 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 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 within the developed parts of the site, taking into account the requirements set out in DM40;
- h. 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;
 - i. 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;
 - j. Small areas of the site are at risk of surface water flooding. Development must be avoided within these areas;
 - k. 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 SP6₇. The FRA which will need to take into account of the Thatcham Surface Water Management Plan and set out:
 - l. adequate flood mitigation measures to ensure there is no detrimental flood risk; and
 - m. how flood alleviation measures already present on the site will be retained, protected and enhanced;
 - n. Sequential approach to the location of development;
 - o. 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; and
 - 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.

Land at Henwick Park, Bowling Green Road, Thatcham



Land East of the Regency Park Hotel, Bowling Green Road, Thatcham

Policy RSAX

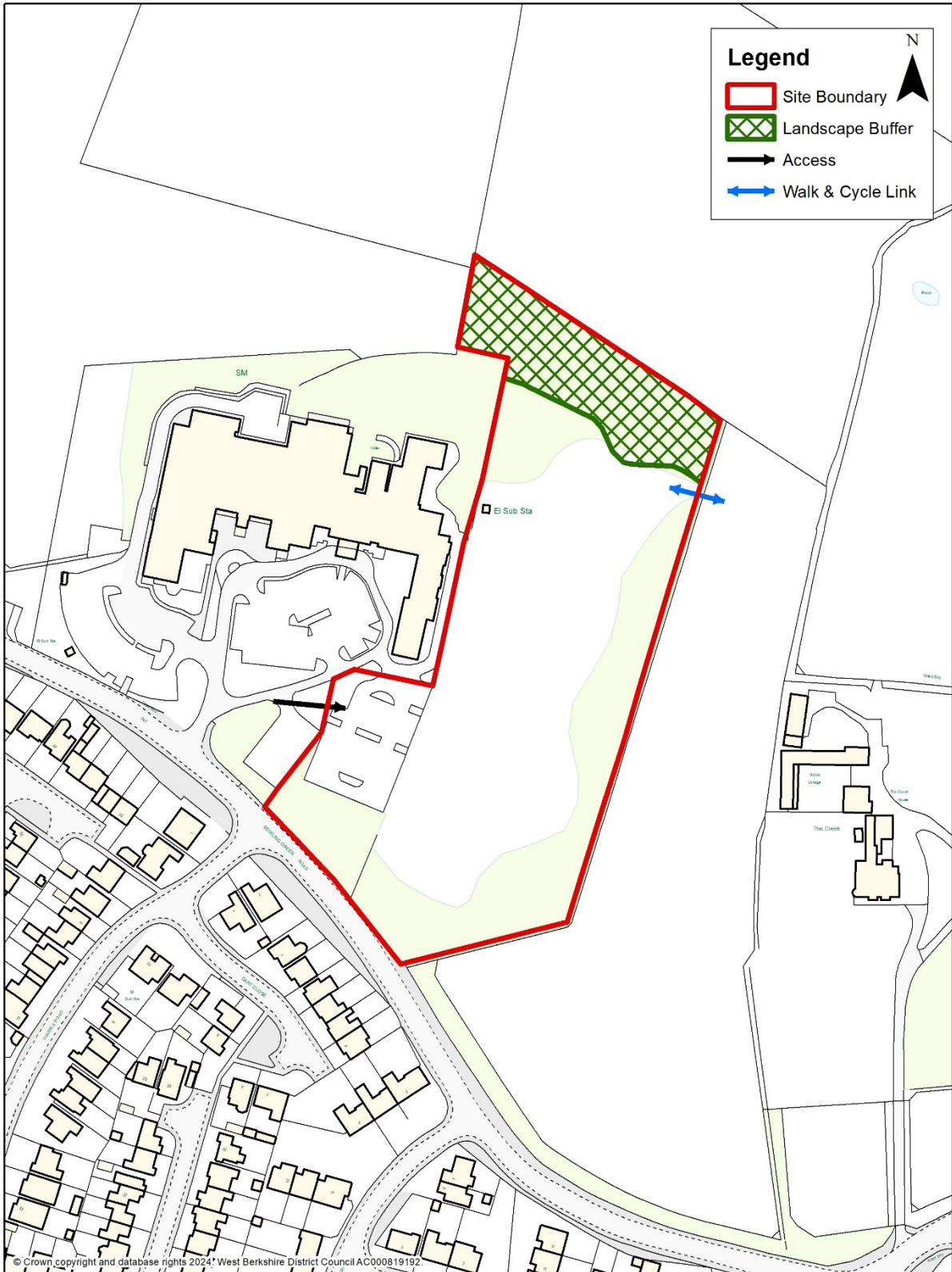
Land East of Regency Park Hotel, Bowling Green Road, Thatcham (Site ref CA17)

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 45 dwellings;
- b. Access to the site will be provided via Bowling Green Road, using the existing access to the hotel. A walking and cycling link to the allocation RSAX (Land at Henwick Park) must also be provided;
- c. Main 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. A Transport Assessment will be required to inform development proposals;
- 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 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, that will be further informed by a full detailed Landscape and 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 in the north of the site to be retained as a landscape buffer which will be retained outside the settlement boundary for Thatcham;
 - iii. Reinforcement of the existing tree line along the Bowling Green Road, eastern, and northern boundaries; and
 - iv. Green Infrastructure to break up the built form;
- g. The development design and layout will be further informed by a A Heritage Impact Assessment will be required to inform the development design and layout due to the presence of non-designated heritage assets;
- 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 of surface water flooding. Development must be avoided within these areas;
- j. 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 account of all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures. It will also need to which will take into account of the Thatcham Surface Water Management Plan;

- ~~k. Sequential approach to the location of development;~~
- l. Development will be informed by an Ecological Impact Assessment (EcIA); 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; and
- m. 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
- n. Part of 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.

Land East of Regency Park Hotel, Bowling Green Road, Thatcham



Land at Pincents Lane, Tilehurst

Please note that the Council and TOWN have reached agreement on all of the proposed modifications to both the proposed policy and the indicative map set out below, with the exception of the housing figure – ‘approximately 138 dwellings’. This remains an area of disagreement.

Policy RSA X

Land at Pincents Lane, Tilehurst (Site Ref: TIL13)

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 138 dwellings, providing a mix of dwellings sizes and types including ~~an element of specialised housing and~~ custom and self-build units;
- b) Access to the site ~~for vehicles to will~~ be obtained from Pincents Lane ~~from the south~~, with an additional emergency vehicle access to be provided;
- c) Measures will be provided to mitigate ~~the any~~ impact of ~~the~~ development on the local road network. A Transport Assessment will be required ~~to inform development proposals~~;
- d) ~~Internal w~~Walking and cycle routes ~~for into and through~~ the site will be provided and will be linked to existing routes, including existing Public Rights of Way which will be protected and enhanced. ~~The dedication/acceptance of a public footpath running north/south through the community parkland and the creation of pedestrian links to the recreation ground should also be considered~~;
- e) 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 Plan;
- f) ~~To ensure development on the site, conserves and enhances~~ ~~The site lies within the setting of the North Wessex Downs National Landscape (AONB) and will be developed in accordance with policy SP2 and the Landscape Capacity Assessment¹ for the site. 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: retains open links between the recreation ground and the AONB and the wooded edge to the north and the east; and to maintain the containment of Tilehurst beyond the existing strong wooded buffer including Withy Copse and Oliver’s Copse, the site will be developed in accordance with the Landscape Capacity Assessment for the site as follows:~~
 - i. development will be expected to be contained below 75m AOD contour. Any minor ~~extensions~~ ~~incursions~~ above 75m shall not exceed 80m AOD and would need to demonstrate that the

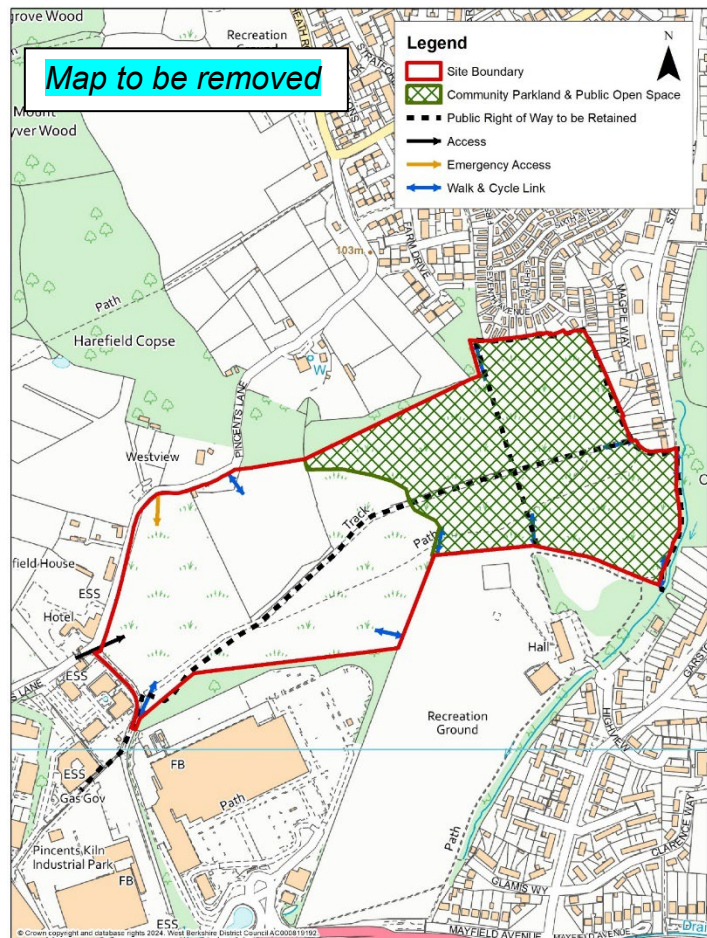
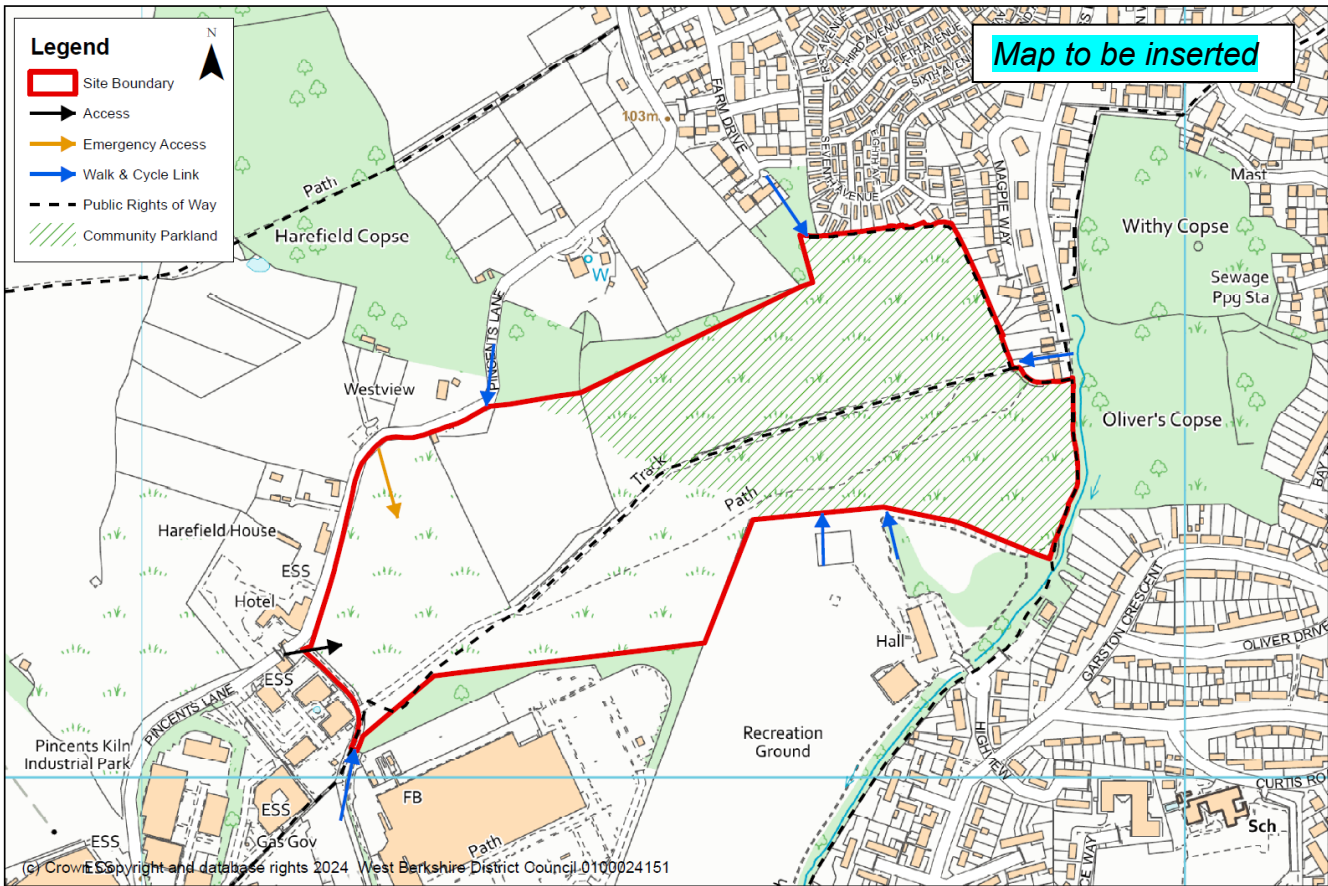
¹ Landscape Capacity Assessment of Potential Housing Sites within and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty: Eastern Urban Area Additional Sites (August 2015)

- development would not be visually prominent from sensitive viewpoints;
- ii. development will be contained to the area west of the existing conifer line between the existing retail units and the recreation ground;
Replacement of conifer line with native woodland belt and creation of pedestrian links to the recreation ground to be considered;
 - iii. retain open views from the A4 and the recreation ground to the wooded skyline;
 - iv. reinforce the wooded skyline and woodland links between the AONB and Withy and Oliver's Copses;
 - v. include a substantial 15m wooded landscape buffer along the east site side of Pincents Lane to retain the rural character of the AONB;
 - vi. reinforce the tree belt along the southern edge of the site towards the adjoining commercial area; and
 - vii. avoid creating isolated built form through the creation of landscaped links into adjoining built form;
- ~~g) The design and layout of the development will be in accordance with policy SP7 and be further informed by a full and detailed Landscape and Visual Impact Assessment (LVIA);~~
- h) A key part of this development allocation will be the establishment of community parkland to be provided as green infrastructure and public open space in perpetuity on the eastern part of the site. This area of land will remain outside the settlement boundary;
- i) The 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;
- ~~j) Provide an appropriate buffer of at least 15 metres between the development and ancient woodland. The precise buffer will be determined through detailed assessment and design when proposals are submitted for development;~~
- k) The development will be informed by a Tree Survey due to the presence of TPOs on the site.;
- l) The development will be informed by a Flood Risk Assessment (FRA) which, in accordance with policy SP6. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures;
- m) Given the proximity of the site to the M4 and adjacent commercial area the development will be informed by a noise and air quality survey which will advise on appropriate mitigation measures, where necessary;
- n) A Heritage Impact Assessment (HIA) will be required to inform the development design and layout, and to protect the setting of the Grade II listed Pincents Manor;
- o) 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.;
- p) 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;

- q) Much of the site lies within a Mineral Safeguarding Area, and so the scheme will be informed by the Minerals Resource Assessment already ~~untaken~~ undertaken for the site; and
- r) 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.

Land at Pincents Lane, Tilehurst (updated Sept 2024)



Land north of Pangbourne Hill, Pangbourne

Policy RSAX

Land north of Pangbourne Hill, Pangbourne (Site ref PAN8)

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 25 dwellings, in a low density scheme;
- b. Access to the site will be provided via Sheffield Close, off Pangbourne Hill;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required to inform development proposals. The following elements shall be undertaken to inform the Transport Assessment:
 - i. Updated speed surveys fronting the access onto Pangbourne Hill, with any required adjustments to sight lines provided;
 - ii. A Junction 10 PICADY traffic model submitted for the access onto Pangbourne Hill and for the Pangbourne Hill/A340 junction.
- d. Internal walking and cycle routes for the site will be provided and will be linked to existing routes;
- e. 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;
- f. The scheme will be informed by a full detailed Landscape Visual Impact Assessment (LVIA) which takes account of the Landscape Sensitivity and Capacity Assessment (2020) (LSCA). The proposals will include the following measures:
 - i. To ensure it is not visually prominent, development will be limited to the lower slopes on the eastern side of the site only, adjacent to Riverview Road;
 - ii. No development shall be located on the elevated upper slopes in order to conserve and enhance the National Landscapes (AONB) of both the North Wessex Downs and the Chilterns. This part of the site will be retained as a landscape buffer which will remain outside the settlement boundary;
 - iii. Buffer planting placed along the western edge of the development to conserve and enhance the National Landscape (AONB) and mitigate the impact of the development;
- g. An arboricultural survey will be required to inform the delivery of the site, to take into account the protected trees adjacent to the site on the eastern side;
- h. Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with Policy SP6, which will take into account the SuDS SPD. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures.
- i. 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;

- 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. 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.

Land north of Pangbourne Hill, Pangbourne

