

Theale

Policy HSA 14

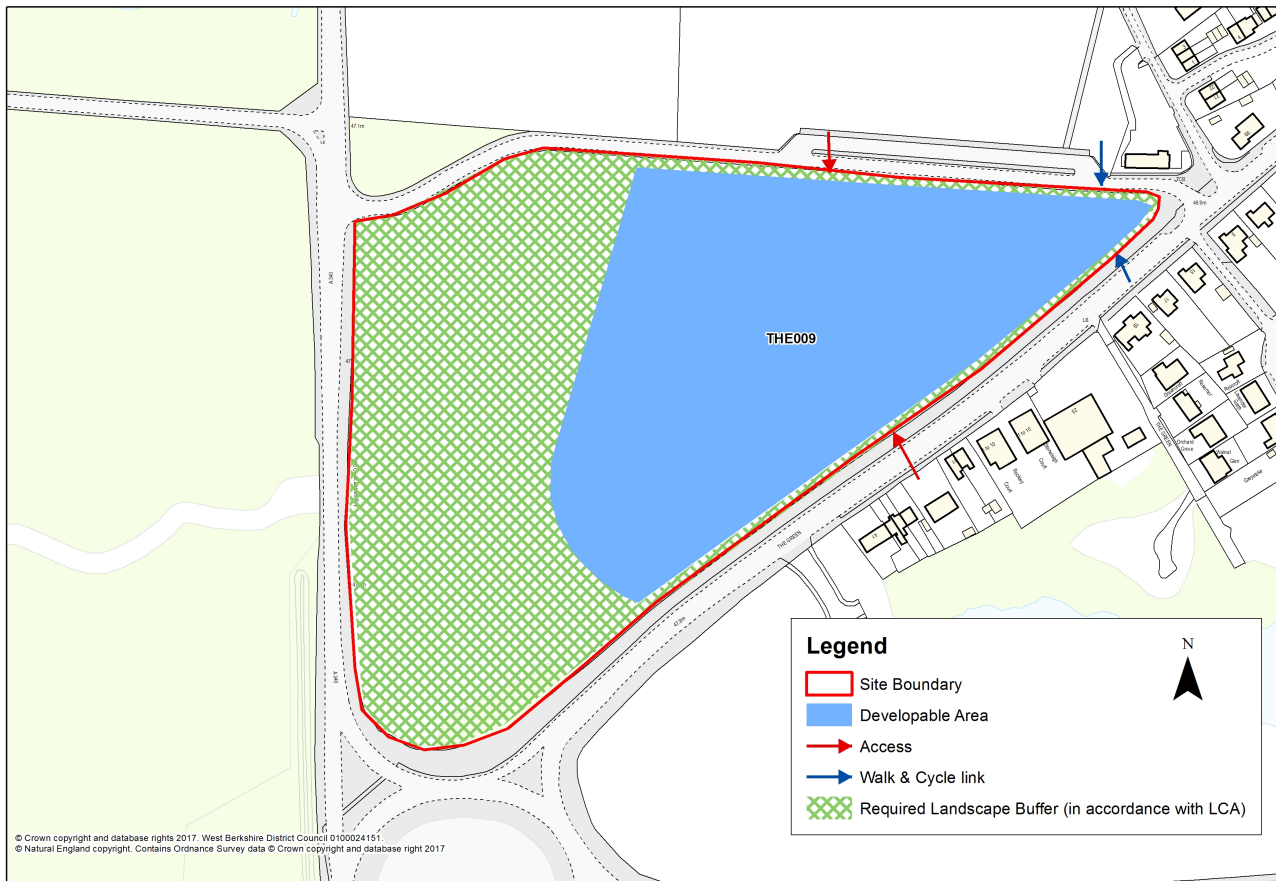
Land between A340 and The Green, Theale (site reference THE009)

The site has a developable area of 3.4 hectares and will be delivered in accordance with the following parameters:

- Provision of approximately 100 dwellings with an emphasis on family housing.
- The site will be accessed from The Green, with options for other accesses in relation to any committed Lakeside scheme being explored.
- The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures.
- A Flood Risk Assessment (FRA) will be required that includes the consideration of the groundwater emergence zone and the two small areas of surface water flood risk on the site. The FRA will advise on any necessary mitigation.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - Limiting the western extent of the developable area to tie in with the outer extent of the school grounds and the approved South Lakeside development.
 - The retention of an open landscape buffer between the edge of the village, Englefield Park and the boundary of the AONB in order to enhance the gateway to the village and assist in screening.
 - The provision of woodland copses and open grassland within the landscape buffer.
 - The retention and enhancement of existing tree planting along the road network around the site, in order to help soften and screen the development in views from the north.
- The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will take account of the committed development at South Lakeside or any subsequent scheme that comes forward for the Lakeside sites.

2 Housing Sites

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Delivery and Monitoring - Policy HSA14

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.28 The settlement boundary of Theale has been redrawn around the developable area of the site being allocated, and around the whole Lakeside site. The southern portion of the site already has an extent planning permission for residential development and inclusion of the whole site would help to enable a comprehensive scheme which takes account of the nature and character of the area. No other changes have been made. This is shown on the Policies Map and a map of Theale can be found in Appendix 6.