

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

Policy RSA12

Land between A340 and The Green, Theale

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

- a. Provision of approximately 100 dwellings with an emphasis on family housing;
- b. The site will be accessed from The Green, with options for other accesses in relation to any committed Lakeside scheme being explored;
- c. The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures;
- d. 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;
- e. The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - i. Limiting the western extent of the developable area to tie in with the outer extent of the school grounds and the approved Lakeside development;
 - ii. The retention of an open landscape buffer between the edge of the village, Englefield Park and the boundary of the National Landscape in order to enhance the gateway to the village and assist in screening;
 - iii. The provision of woodland copses and open grassland within the landscape buffer which will be retained outside the settlement boundary for Theale; and
 - iv. 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;
- f. 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 take account of the committed development at South Lakeside or any subsequent scheme that comes forward for the Lakeside sites;
- g. The scheme 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;
- h. 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;
- 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;
- j. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer;
- k. The scheme will be informed by the archaeological assessment already undertaken of the site; and
- l. The scheme will conserve the listed milestone in the north east corner of the site and enhance its setting.

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