

# HELP SHAPE THE FUTURE OF NORTH EAST THATCHAM

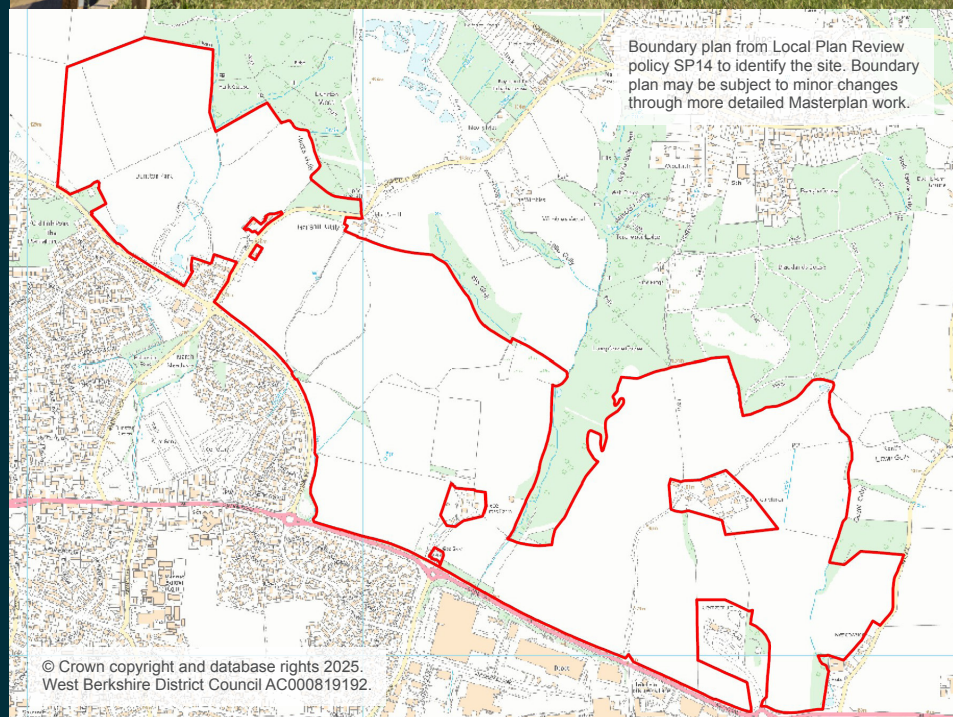
The North East Thatcham Partnership is inviting the local community to have their say on the developing masterplan for new homes, green spaces and community facilities to the north east of Thatcham.



## Background

The West Berkshire Local Plan Review (2023-2041), adopted in June 2025, includes allocation of land for new housing and community infrastructure to the north east of Thatcham, including provision for up to 2,500 new homes, new primary and secondary schools, improved walking, cycling and public transport connections, and new community parkland, with an aspiration for up to 50% of the site dedicated to green and open space for the local community.

The Local Plan requires a Masterplan to be developed that will guide how north east Thatcham comes forward. The Masterplan is not a planning application. It is a strategic document that will set out the vision, land uses and development principles that future planning applications for the site will need to take into account.



## What's happened so far?

Following adoption of the Local Plan in June 2025, work has been ongoing to develop the evidence base and explore the key issues the Masterplan will need to address, including land use, infrastructure, movement and green space.

The emerging Masterplan is structured around three new connected neighbourhoods, each with its own distinct character and identity, while being well integrated into the existing town of Thatcham.



## What is being proposed?

The emerging Masterplan includes provision for:

- **Up to 2,500 new homes** across three new neighbourhoods
- **Two new Primary Schools** and land safeguarded for a new Secondary School
- **Local centres** providing shops, services and community uses
- **Sports facilities and playing fields**
- **Green infrastructure, community parkland and public open spaces**
- **Walking and cycling routes** connecting the neighbourhoods and the wider area
- **Public transport improvements** and a dedicated vehicle route through the site



## Get involved and have your say on the NE Thatcham Masterplan

North East Thatcham Partnership, who are developing the masterplan with the West Berkshire Council, are keen to hear from as many local people as possible.

We are holding three community drop-in events where you can view the initial proposals, speak directly with members of the project team, and share your thoughts and ideas

**EVENT 1** Friday 24th April at **Bucklebury Memorial Hall** between **16:30** and **20:00**

**EVENT 2** Monday 27th April at **Thatcham Parish Hall** between **16:00** and **20:00**

**EVENT 3** Thursday 30th April at **Acland Memorial Hall, Cold Ash** between **16:00** and **20:00**

These are informal drop-in sessions. You are welcome to arrive at any point during the advertised times.

### Virtual Town Hall

We are also hosting a virtual town hall presentation for those who are unable to attend in person or who would like to find out more from the comfort of their home. The online session will include a presentation from the project team on the emerging Masterplan, an overview of the consultation process, and a live Q&A where you can submit questions directly to the team.

To register for the virtual town hall, or for further information on both the proposals and how to provide feedback, please visit our website at [nethatcham.co.uk](http://nethatcham.co.uk)

The website will remain open for your comments until **14th May 2026**. Following this, all feedback will be reviewed and used to inform the final draft Masterplan. The Masterplan will then be formally submitted to West Berkshire Council for consideration, and a period of formal public consultation will also take place. Once adopted, the Masterplan will form the basis for determining future planning applications at north east Thatcham.

### Contact us

If you have any questions or require this information in an alternative format, please get in touch:

[nethatcham@devcomms.co.uk](mailto:nethatcham@devcomms.co.uk)

**0800 080 3299**

DevComms are working on behalf of West Berkshire Council to help facilitate and support public consultation on the Masterplan.

