

## 2 Housing Sites

### Thatcham

#### Policy HSA 5

##### Land at Lower Way, Thatcham (site reference THA025)

The site has a developable area of approximately 3 hectares and the development will be delivered in accordance with the following parameters:

- Provision for approximately 85 dwellings, with a mix of dwelling sizes and types.
- The site should be accessed via Lower Way. To ensure permeability through the site, the scheme should be designed with the potential for two accesses to be provided. Pedestrian and cycle linkages will be expected through the site and linking to the surrounding area.
- The scheme will be informed by a Landscape and Visual Impact Assessment (LVIA) which considers the site in its wider context, particularly in relation to the lakes to the south of the site and the existing housing to the north. The LVIA will inform the design, layout and capacity of the development, including the location of public open space on the site and the nature and extent of the landscape buffer to the south of the site.
- It is expected that development will front onto Lower Way to enable effective integration with the existing built form and be set back from the existing public rights of way to the east and west of the site.
- Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected habitats and species are not adversely affected.
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.
- 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.
- Development will be informed by a phase 1 contamination assessment and subsequent investigations as necessary.
- The scheme will be informed by a Flood Risk Assessment (FRA) which takes into account the adjacent area of surface water flood risk and the ordinary watercourse on the site. The FRA should consider all potential sources of flood risk and advise on the necessary mitigation measures to be incorporated within the development.
- Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site. A Habitat Regulations Assessment will be required to accompany any future planning application.
- Development on the site will connect to the mains sewerage system and an integrated water supply and drainage strategy will be required for this site.

## Housing Sites 2

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**Delivery and Monitoring - Policy HSA5**

The 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**

**2.16** The settlement boundary of Thatcham has been redrawn to move the boundary around the developable area of allocated site THA025 and to include the residential dwellings adjacent to the site boundary. This is shown on the Policies Map and a map of Thatcham can be found in Appendix 6.