

This outline planning application has been developed and progressed in response to Policy HSA14 of the Housing Site Allocations DPD, which allocates the site for approximately 100 homes. This has involved consideration of site constraints and opportunities, consultation with the Parish Council and local community, pre and post-application discussions with your officers and consultation with statutory consultees and stakeholders through the planning application process. In developing the proposals, The Englefield Estate has developed a high quality scheme with a positive long-term legacy, for the benefit of the community of Theale and the residents of the development.

Your officers report provides a well-balanced assessment of the application and addresses all of the issues raised by neighbours and consultees. There remains some concerns locally however which are addressed further below.

### **Housing quantum and mix**

Through detailed discussion with your officers, the amount of housing proposed has been reduced from 110 units to ensure that a high-quality scheme, sensitive to its edge of settlement location adjacent to the AONB, will be delivered. The application now proposes up to 104 homes, all of which will be within the settlement boundary, aligning with the allocation for 'approximately 100 homes'. 83% of market housing will be provided as 3 and 4-bed units, ensuring an emphasis on market family housing, in accordance with Policy HSA14.

In accordance with the Council's requirements, 40% of the new homes will be affordable housing to support local need.

### **Impact on local infrastructure**

Theale is a sustainable location for new housing as a result of a wide range of services and facilities. The development will increase the number of economically active local residents, resulting in an increase in expenditure, helping to support and sustain local shops, services and facilities, and the prosperity of the village. The development will be liable to pay the Community Infrastructure Levy which will be used by the Council to deliver service and infrastructure improvements that are necessary to address the impact of the increased population.

### **Links to the surrounding area**

The development includes new pedestrian and cycle linkages through and from the site to encourage sustainable travel to local services and facilities. This includes a link to the north to provide a direct connection for pupils and visitors to Theale Green Community School. This link responds to and has been agreed with the Council's Highways Officer.

### **Community benefits**

There will be economic benefits arising from construction jobs and from support provided to local services and facilities by new residents. There will also be a range of environmental benefits including new usable public open space, a net gain in biodiversity and a landscape buffer including new woodland copses and recreational routes.

The application therefore gives rise to a range of significant social, economic and environmental benefits in line with local planning policy. Please do therefore accept your Officer's recommendation and resolve to grant planning permission.