

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

Policy DM43

Theale Rail - Road Transfer Site

The site at Wigmore Lane in Theale, as defined on the Policies Map, shall be safeguarded as a rail-road transfer facility.

Redevelopment of the site, in part or in whole, for uses that would compromise the operation of this facility will not be permitted.

Supporting Text

12.105 The rail - road transfer site at Wigmore Lane, Theale, is an important infrastructure facility within the District allowing for the transfer of goods from rail to road, and this policy seeks to safeguard the site, as defined on the Policies Map, as a rail – road transfer facility.

12.106 The facility is primarily an aggregates terminal and the West Berkshire Minerals and Waste Local Plan 2022-2037⁽¹⁴⁷⁾ safeguards the site to ensure the supply of minerals and the continued export of minerals from the District by road. Proposals for any non-mineral development on the site would need to comply with the exceptions set out in Policy 9 of the West Berkshire Minerals and Waste Local Plan 2022 - 2037. Should the exceptions be deemed to apply, policy DM43 will ensure the site continues to remain in use as a rail - road transfer facility, allowing the continued movement of freight from rail to road for other industries requiring such a facility, including for example the transfer of consumer goods.

12.107 The movement of freight by rail is vital to the local economy and plays a significant role in reducing congestion and carbon emissions. Many industries rely on rail freight for the movement of goods, and with the drive to reduce carbon emissions globally it is expected that demand for rail freight will continue to grow. Theale is the only location which offers rail - road transfer facilities in the area and which may have the potential to support rail freight growth. The site should be protected to ensure the infrastructure exists to allow for the transfer of rail freight to the highway network.

12.108 The extent of the rail - road transfer site is defined on the Policies Map.