

Extraordinary Meeting of West Berkshire District Council

Thursday 5 November 2015

Summons and Agenda



To: All Members of the Council

*You are requested to attend an extraordinary
meeting of*

WEST BERKSHIRE DISTRICT COUNCIL

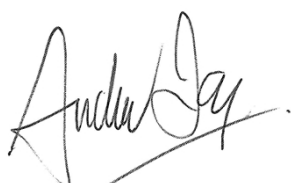
to be held at

**St Bartholomew's School, Andover Road,
Newbury, RG14 6JP**

on

Thursday 5 November 2015

at 7.00pm



Andy Day
Head of Strategic Support
West Berkshire District Council

Date of despatch of Agenda: Thursday 22 October 2015

AGENDA

1. **APOLOGIES FOR ABSENCE**

To receive apologies for inability to attend the meeting (if any).

2. **DECLARATIONS OF INTEREST**

To remind Members of the need to record the existence and nature of any Personal, Disclosable Pecuniary or other interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).

3. **COUNCIL TAX DISCOUNT FOR VACANT PROPERTY (C3045)**

For Council to clarify the policy as handed down from its meeting on 13 December 2012. **(Pages 5-10)**



4. WEST BERKSHIRE HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD): PROPOSED SUBMISSION (C3023)

To consider the proposed submission version of the West Berkshire Housing Site Allocations Development Plan Document (DPD) and supporting documentation and to approve these for publication for a six week period of public consultation before submission to the Secretary of State for Examination. This is a regulatory stage of the DPD process and requires Council resolution. **(Pages 11-134)**

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

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Council Tax discount for vacant property

Committee considering report:	Council on 5 November 2015
Portfolio Member:	Councillor Roger Croft
Date Portfolio Member agreed report:	E-mailed to Councillor Croft on 1 September 2015
Forward Plan Ref:	C3045

1. Purpose of the Report

- 1.1 For Council to clarify the policy as handed down from its meeting on 13th December 2012.

2. Recommendation

- 2.1 Council are asked to revise the decision from 13th December 2012 so that, with regard to empty and unoccupied property formerly within exemption class "C", it reads as follows - Limiting the duration of exemption class "C" (empty and unoccupied property) to a maximum of 28 days per unoccupied period and allowing 100% relief during that period. The 28 day period free of council tax charges will be allowed when a property is first vacated, after which full council tax will become payable. If the property should become occupied during a period of 6 months commencing from a date of vacation, and is subsequently vacated during that same 6 month period, a further 28 day "free" period will not apply.

3. Implications

- 3.1 **Financial:** It has been calculated that council tax income to date of £256k will be lost if Council are unable to confirm as recommended. This loss will increase over time.
- 3.2 **Policy:** The report seeks clarification and restatement of policy for council tax discounts on vacant property. This is because an interpretation, other than the one intended by officers in their report to Council on 13th December 2012, has been identified
- 3.3 **Personnel:** None
- 3.4 **Legal:** The policy for council tax discounts is capable of legal challenge during the council tax collection process.
- 3.5 **Risk Management:** None
- 3.6 **Property:** None
- 3.7 **Other:** None

4. Other options considered

- 4.1 None as this is simply a report requiring clarification

5. Executive Summary

- 5.1 In December 2012 Council considered a report entitled “Technical Reforms to Council Tax”. This report made various recommendations to change council tax discounts for empty properties following the relaxation of various statutory rules and introduction of local discretion on the extent to which relief is allowed.
- 5.2 The relaxation of statutory rules coincided with a reduction in government grant when council tax benefit was replaced by local council tax reduction schemes. The report’s recommendations focused on restriction of relief for vacant property in order to generate additional council tax income. This was a means to bridge the gap between the cost of council tax reduction and the reducing level of Government grant.
- 5.3 All recommendations were adopted by Council as policy to be applied from 1st April 2013.
- 5.4 Recommendation (5) to the report was “Limiting the duration of exemption class “C” (empty and unoccupied property) to a maximum of 4 weeks in any 6 month period and allowing 100% relief during that period”.
- 5.5 The reference to six month period related to the churn on shorter term tenancies – the intention being that, if a property were to be occupied and vacated for a second time before the expiry of a 6 month period, a further period of discount would not be allowed. However, recent events have indicated that this recommendation may be interpreted as giving longer term empty property a recurring entitlement to a 28 day period free of council tax every 6 months.
- 5.6 This was never the intention of the recommendation. To put matters into context Council had earlier reduced from 50% to 0% the discount on property vacant for periods in excess of 6 months (Council meeting 11th December 2007, Item 11 on agenda). In addition, the purpose of the December 2012 report was to seek the means to generate council tax income rather than to introduce new discounts. Members would have been aware of these factors and it is assumed that they took their decision based on the intention behind Officer’s recommendation.

6. Equalities Impact Assessment Outcomes

- 6.1 This item is not relevant to equality.

7. Conclusion

- 7.1 Council are asked to revise the text of the recommendation so that it is clear that an additional 28 day free period does not arise at the end of each 6 month period during which a property remains vacant.
- 7.2 The revised text recommended to Council is: -. Limiting the duration of exemption class c (empty and unoccupied property) to a maximum of 28 days per unoccupied period and allowing 100% relief during that period. The 28 day period free of council tax charges will be allowed when a property is first vacated, after which full council tax will become payable. If the property should become occupied during a period of 6 months commencing from a date of vacation, and is subsequently vacated during that same 6 month period, a further 28 day “free” period will not apply.

Council Tax discount for vacant property

8. Appendices

8.1 Appendix A – Equalities Impact Assessment

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Equality Impact Assessment Template

Name of item being assessed:	Council tax discount for vacant property - Summary Report
Version and release date of item (if applicable):	Version 1 15 th September 2015
Owner of item being assessed:	Bill Blackett
Name of assessor:	Bill Blackett
Date of assessment:	15 th September 2015

1 What are the main aims of the item?

(What does the item try to achieve?)

For Council to clarify the policy as handed down from its meeting on 13th December 2012

2 What are the results of your research?

Note which groups may be affected by the item, consider how they may be affected and what sources of information have been used to determine this.

(Please demonstrate consideration of all strands – Age, Disability, Gender Reassignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion or Belief, Sex and Sexual Orientation.)

Group Affected	What might be the effect?	Information to support this.
Owners of vacant property–	They may be members of a particular strand but liability or otherwise for council tax is subject to statutory rules	Statutory rules

Further Comments relating to the item:

There are no equality issues arising out of this report

3 What actions will be taken to address any negative effects?

Action	Owner	By When?	Outcome

4 What was the final outcome and why was this agreed?

No equality issues arise

5 What arrangements have you put in place to monitor the impact of this decision?

Not required in terms of equalities

6 What date is the Equality Impact Assessment due for Review?

Not necessary

Signed: Bill Blackett

Date: 15 September 2015

Appendices:

There are none:

West Berkshire Housing Site Allocations Development Plan Document (DPD): Proposed Submission

Committee considering report:	Council
Date of Committee:	5 November 2015
Portfolio Member:	Councillor Alan Law
Date Portfolio Member agreed report:	18 September 2015
Forward Plan Ref:	C3023

1. Purpose of the Report

- 1.1 To consider the proposed submission version of the West Berkshire Housing Site Allocations Development Plan Document (DPD) and supporting documentation and to approve these for publication for a 6 week period of public consultation before submission to the Secretary of State for Examination. This is a regulatory stage of the DPD process and requires Council resolution.

2. Recommendations

- 2.1 That Council resolves that:

- (1) The proposed housing allocations and settlement boundary changes in the Newbury and Thatcham spatial area as set out in Table 1 of Appendix A are included within the proposed submission version of the Housing Site Allocations DPD.

- 2.2 That Council further resolves that:

- (1) The proposed housing allocations and settlement boundary changes in the Eastern spatial area as set out in Table 1 of Appendix A are included within the proposed submission version of the Housing Site Allocations DPD.

- 2.3 That Council further resolves that:

- (1) The proposed housing allocations and settlement boundary changes in the East Kennet Valley spatial area as set out in Table 1 of Appendix A are included within the proposed submission version of the Housing Site Allocations DPD and that sites for housing within the designated Neighbourhood Area of Stratfield Mortimer are allocated in accordance with the emerging Stratfield Mortimer Neighbourhood Development Plan.

- 2.4 That Council further resolves that:

- (1) The proposed housing allocations and settlement boundary changes in the North Wessex Downs Area of Outstanding Natural Beauty (AONB) as set out in Table 1 of Appendix A are included within the proposed submission version of the Housing Site Allocations DPD.

2.5 That Council further resolves that:

- (1) New Stocks Farm, Paices Hill, Aldermaston, is included within the proposed submission version of the Housing Site Allocations DPD as a permanent site for Gypsies and Travellers.
- (2) Longcopse Farm, Enborne, is included within the proposed submission version of the Housing Site Allocations DPD as a permanent site for Travelling Showpeople.
- (3) Clappers Farm, Beech Hill, is included within the proposed submission version of the Housing Site Allocations DPD as an area of search for the provision of Gypsy and Traveller accommodation after 2021.

2.6 That Council further resolves that:

- (1) Policies C1 to C8 on Housing in the Countryside as set out in Appendix C are included within the proposed submission version of the Housing Site Allocations DPD.
- (2) Policy P1 on Parking Standards as set out in Appendix C is included within the proposed submission version of the Housing Site Allocations DPD.

2.7 That Council finally resolves that:

- (1) the West Berkshire Housing Site Allocations Development Plan Document Proposed Submission documents are published in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012;
- (2) a period of six weeks from 9 November 2015 to 21 December 2015 is allowed for the receipt of representations on the Housing Site Allocations Development Plan Document Proposed Submission documents in accordance with Regulations 17 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012; and following this
- (3) the Housing Site Allocations Development Plan Document and accompanying documents are submitted to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Plan) (England) Regulations 2012 and
- (4) delegated authority is given to the Head of Planning and Countryside to agree any minor typographical and presentational changes to the proposed submission DPD and supporting documentation before publication.

3. Implications

- 3.1 **Financial:** The Council is committed to producing planning policy documents in accordance with the stated timescale set out within the adopted Local Development Scheme. Budgetary provision has been made to carry out the relevant work.
- 3.2 **Policy:** The West Berkshire Core Strategy sets out the strategic direction for the Council's planning policy, setting out the broad strategy for development in West Berkshire to 2026. The Housing Site Allocations DPD implements the spatial framework of the Core Strategy to allocate non-strategic housing sites to contribute towards meeting the District's longer term objectively assessed housing need. It is also an opportunity to update some parts of the planning policies that provide the starting point for development management decisions.
- 3.3 **Personnel:** N/A
- 3.4 **Legal:** The Planning and Compulsory Purchase Act 2004 (as amended) requires the local planning authority to keep under review the matters which may be expected to affect the development of their area or the planning of its development. The West Berkshire Housing Site Allocations DPD seeks to take forward a commitment to fulfil this obligation.
- 3.5 **Risk Management:** The risks to development management are much higher without an up to date development plan in place. Having a development plan in place will boost the Council's 5 year housing land supply position bringing forward development in a coordinated and managed way and reducing the risk of planning by appeal.
- 3.6 **Property:** N/A
- 3.7 **Other:** N/A

4. Other options considered

- 4.1 The preparation of the DPD is an iterative process and involves exploring different options to accommodate development, within the framework of the adopted Core Strategy. The process begins with a 'call for sites' following which sites are included within the Strategic Housing Land Availability Assessment (SHLAA) and are assessed according to their potential for future development. The sites assessed as 'potentially developable' then have their suitability for development explored further through the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and site selection process. Consultation on the preferred options version of the DPD in the Summer of 2014 as well as further technical work has enabled the sites to be assessed further.

5. Executive Summary

- 5.1 Council is asked to approve the content of the proposed submission version of the West Berkshire Housing Site Allocations Development Plan Document (DPD) which is attached as Appendix C. The resolution is set out to enable Members to vote on each key area of the DPD as follows:
- (1) Firstly the sites that are proposed for development and the settlement boundary changes are set out with a separate resolution for each spatial area followed by
 - (2) Proposed sites for Gypsies, Travellers and Travelling Showpeople;
 - (3) Policies on Housing in the Countryside and Parking Standards and
 - (4) finally to agree the publication of the DPD for consultation between 9 November and 21 December 2015 followed by its submission to the Secretary of State in April 2016. This will be followed by an independent examination in June 2016 and adoption around November 2016.
- 5.2 The DPD must be based on sound evidence and developed in partnership with the community. This report is accompanied by other documents which must be read in conjunction with the DPD as they provide the evidence to support the conclusions within it, including explaining how sites have been selected or rejected for allocation.
- 5.3 The DPD gains more weight as a material consideration in the planning process as it progresses. Sites that are confirmed as forming part of the proposed submission DPD may, in some cases, be able to be included in the Council's 5 year housing land supply, boosting the supply of dwellings and helping to manage future development in the District.

6. Background Information

- 6.1 The Council adopted its Core Strategy in July 2012. This sets out a housing requirement for the District of 'at least' 10,500 dwellings from 2006-2026. The Core Strategy sets out an overall spatial strategy to accommodate this level of housing across the District and in addition it allocates two large strategic sites in Newbury (Newbury Racecourse and Sandleford Park).
- 6.2 Whilst the Core Strategy allocates strategic development and sets out strategic policies, it only forms one part of the Local Plan. There is therefore a requirement to prepare additional document/s to allocate non-strategic housing sites across the District and to allocate sites for Gypsies, Travellers and Travelling Showpeople.
- 6.3 Some policies are also being updated as part of this process, namely those related to housing development in the countryside and residential parking standards.
- 6.4 The DPD is prepared in a series of stages and information about these is set out in the Statement of Consultation that accompanies the proposed submission DPD. This sets out the key issues raised during the preparation of the DPD and the Council's response to those issues. The consultations have resulted in a significant number of comments, which have been taken into account in making the recommendations set out in this report.

7. Approach to Housing Numbers

- 7.1 The Council is required by the National Planning Policy Framework (NPPF) to meet the 'full objectively assessed needs' of the area, as far as is consistent with the other policies in the framework. Work has now been completed on establishing this requirement by undertaking a Strategic Housing Market Assessment (SHMA) in partnership with other Berkshire authorities and the Thames Valley Berkshire Local Enterprise Partnership.
- 7.2 The SHMA gives an objectively assessed housing need (OAN) for the District of 665 dwellings per annum between 2013 and 2036. Discussions are now underway about how the number for the Housing Market Area will be distributed, taking into account development opportunities and constraints to development.
- 7.3 This DPD allocates the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with added flexibility in the numbers which includes the long term Sandford Park strategic site and windfalls. This approach means that the Council is allocating the first part of the objectively assessed housing needs for the District, in the short to medium term. Following the adoption of the HSA DPD, a new Local Plan will be prepared. This will allocate the rest of the new housing requirement for West Berkshire and look longer term to 2036, as well as dealing with other policy issues. Full details of the Council's approach are set out in the background paper which accompanies the proposed submission DPD.

8. Content of the Housing Site Allocations DPD

- 8.1 The major part of this DPD is the site allocations for housing. The purpose of the Housing Site Allocations DPD is to allocate smaller (non-strategic in scale and function) extensions to settlements within the settlement hierarchy in accordance with the spatial strategy of the adopted West Berkshire Core Strategy. It is a regulatory requirement that this is in general conformity with the Core Strategy.
- 8.2 27 sites are included within the DPD as housing allocations and each of these has a policy which sets out parameters to guide the future development of the site. A small number of contingency sites are included to give additional flexibility in case sites do not deliver as expected.
- 8.3 Stratfield Mortimer Parish Council is preparing a Neighbourhood Development Plan (NDP). This will include the allocation of housing for Mortimer in accordance with the Core Strategy. The Council is supporting the preparation of the Stratfield Mortimer NDP.
- 8.4 In addition to the housing site allocations, settlement boundaries have been re-drawn around the developable areas of the sites allocated. In some cases further changes have also been made to settlement boundaries in accordance with consistent criteria.
- 8.5 There is a requirement for West Berkshire Council, as the local planning authority to identify sites to meet the needs of Gypsies, Travellers and Travelling Showpeople, based on the evidence set out within the Gypsy and Traveller Accommodation Assessment (GTAA). The DPD allocates a site for Gypsies and Travellers at Paices Hill and a site for Travelling Showpeople at Longcopse farm in Enborne, and a policy is included for each of these allocations. The site at Paices Hill meets the

need for Gypsies and Travellers for the first 5 years of the Plan and for all but 2 pitches of the following 5 years up to 2024. Further work is underway on the Clappers Farm site that was included as an allocation in the preferred options version of the Housing Site Allocations DPD. This site may have potential to accommodate the needs for Gypsies and Travellers in the longer term, but it is now included as an allocated area of search for the future.

- 8.6 Policies to guide housing in the countryside are also included within the DPD. These policies reflect updated national policies and respond to local issues in West Berkshire. They have been updated since the preferred options draft to reflect the outcomes of consultation and to reduce some repetition. Once adopted, the policies will replace some of the existing saved policies of the Local Plan.
- 8.7 Revised parking standards for residential development have also been amended following consultation and there are now a smaller number of parking zones.

9. Conclusion

- 9.1 If Council considers that the proposed submission Housing Site Allocations DPD is sound and therefore suitable for publication and submission to the Secretary of State, then a 6 week period of consultation will commence on 9 November 2015 and be carried out in accordance with the Council's adopted Statement of Community Involvement.
- 9.2 Following this formal consultation, the representations received will be summarised and the DPD will be submitted to the Secretary of State for independent Examination.
- 9.3 The DPD will be independently examined by a Planning Inspector appointed by the Secretary of State. The Inspector's role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound (positively prepared, justified, effective and consistent with national policy). If the Inspector concludes that the Housing Site Allocations DPD is sound and meets the necessary tests, it can be adopted by Council and will form part of the Local Plan for the District, helping to proactively manage development.

10. Appendices

- 10.1 Appendix A - Supporting Information
- 10.2 Appendix B – Equalities Impact Assessment (electronic only)
- 10.3 Appendix C – Proposed Submission Housing Site Allocations Development Plan Document (DPD)
- 10.4 Appendix D – Proposed Submission Proposals Map (electronic only)
- 10.5 Appendix E - Inset Maps showing Site Allocations and Settlement Boundary Changes (electronic only)
- 10.6 Appendix F -Sustainability Appraisal/Strategic Environmental Assessment (electronic only)

10.7 Appendix G – Statement of Consultation (electronic only)

10.8 Appendix H– Duty to Cooperate Statement (electronic only)

10.9 Appendix I – Habitats Regulations Assessment (electronic only)

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West Berkshire Housing Site Allocations Development Plan Document (DPD): Proposed Submission – Supporting Information

1. Introduction/Background

- 1.1 Council is asked to approve the content of the proposed submission version of the West Berkshire Housing Site Allocations Development Plan Document (HSA DPD) which is attached as Appendix C, and to agree, firstly its publication for consultation between 9 November and 21 December 2015 and secondly for its submission to the Secretary of State in April 2016. This will be followed by an independent examination in June 2016 and adoption around November 2016.
- 1.2 The DPD must be based on sound evidence and developed in partnership with the community. This means that this report is accompanied by other documents which must be read in conjunction with the DPD as they provide the evidence to support the conclusions within it, including explaining how sites have been selected or rejected for allocation. These appendices include a sustainability appraisal report, a submission policies map and a consultation statement. There are also a number of technical evidenced based studies which have supported the preparation of the DPD. These include landscape assessment work, transport assessments and a Gypsy and Traveller Accommodation Assessment (GTAA).
- 1.3 The DPD gains more weight as a material consideration in the planning process as it progresses. Sites that are confirmed as forming part of the proposed submission DPD may, in some cases, be able to be included in the Council's 5 year housing land supply, boosting the supply of dwellings and helping to manage future development in the District.

2. Supporting Information

- 2.1 The Council adopted its Core Strategy in July 2012. This sets out a housing requirement for the District of 'at least' 10,500 dwellings from 2006-2026. The Core Strategy sets out an overall spatial strategy to accommodate this level of housing across the District and in addition it allocates two large strategic sites in Newbury (Newbury Racecourse and Sandford Park).
- 2.2 Whilst the Core Strategy allocates strategic development and sets out strategic policies, it only forms one part of the Local Plan. There is therefore a requirement to prepare an additional document to allocate non-strategic housing sites across the District and to allocate sites for Gypsies, Travellers and Travelling Showpeople.
- 2.3 The opportunity is being taken to update some other policies as part of this process, namely those related to housing development in the countryside and residential parking standards.
- 2.4 The DPD is prepared in a series of stages and information about these is set out in the Statement of Consultation which accompanies the proposed submission DPD.

This sets out the key issues raised through the consultation and the Council's response to those issues. The consultations have resulted in a significant number of comments, which have been fully considered in making the recommendations set out in this report.

3. Approach to Housing Numbers

- 3.1 The Council is required by the National Planning Policy Framework (NPPF) to meet the 'full objectively assessed needs' of the area. Work has now been completed on establishing this requirement by undertaking a Strategic Housing Market Assessment (SHMA) in partnership with other Berkshire authorities and the Thames Valley Berkshire Local Enterprise Partnership. The Council has a statutory duty to cooperate with its neighbouring authorities and it was therefore essential that the review of the SHMA was undertaken in conjunction with them. The output of this study quantifies future housing need and demand for each of the local authority areas. The SHMA concludes that West Berkshire is within a Housing Market Area which also includes Bracknell Forest, Wokingham and Reading.
- 3.2 The SHMA gives an objectively assessed housing need (OAN) for the District of 665 dwellings per annum between 2013 and 2036. Discussions are now underway about how the number for the Housing Market Area will be distributed, taking into account development opportunities and constraints to development. This work will advise on a new housing requirement for the District.
- 3.3 This DPD allocates the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with added flexibility in the numbers which includes the long term Sandford Park strategic site and windfalls as well as a degree of contingency in the site provision. This approach means that the Council is allocating the first part of the objectively assessed housing needs for the District, in the short to medium term. Following the adoption of this DPD, a new Local Plan will be prepared. This will allocate the rest of the new housing requirement for West Berkshire and look longer term to 2036, as well as dealing with the other policy issues.
- 3.4 By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than waiting for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. Timetables for both this DPD and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system.

4. Proposals

- 4.1 The major part of the DPD is the site allocations for housing. Its purpose is to allocate smaller (non-strategic in scale and function) extensions to settlements within the settlement hierarchy in accordance with the spatial strategy of the adopted West Berkshire Core Strategy. It is a regulatory requirement that the DPD is in general conformity with the Core Strategy.
- 4.2 Following introductory text, the housing site allocations are set out in the proposed submission version of the DPD (**Appendix C**) by spatial area, following the framework of the adopted Core Strategy which sets out approximate housing

numbers for each of these areas. There are four spatial areas of the District which reflect the distinct characteristics of the different parts of West Berkshire, using the District's settlement hierarchy as the focus for development within these areas. The four spatial areas are as follows:

- (i) Newbury/Thatcham
- (ii) The East Kennet Valley
- (iii) The Eastern Area and
- (iv) The North Wessex Downs AONB

4.3 The following sites are included within the DPD as housing allocations and each of these has a specific policy which sets out parameters to guide the future development of the site. A map is also included for each site, together with maps showing the proposed changes to the settlement boundary. These inset maps are attached as **Appendix E**. There is also a generic site policy, covering the criteria which will need to be considered for all of the sites. The table below also shows which additional areas are proposed to be included within revised settlement boundaries. 2 additional sites are now included as longer term development sites to add some additional flexibility to the housing numbers.

Table 1: Housing Site Allocations - Summary

Note: approx total figures **do not** include sites to be included within the settlement boundary –these sites add extra flexibility to the numbers

Key: *White* = sites recommended for allocation

Red = Sites recommended for rejected following preferred options

Newbury and Thatcham Spatial Area (Approx. 525 - 555 dwellings)

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Newbury				Approx. 445 dwellings
NEW012	Land north of Newbury college, Monks Lane	15	23	Site area reduced by site promoter as result of pub being built on part of the site.
NEW042	Land at Bath Road, Speen	100	100	No change
NEW045	Coley Farm, Stoney Lane, Ashmore Green	75	75	No change
NEW047 (B)	South East Newbury	30 (Later in plan period)	Rejected	No significant issues in relation to site. Development in principle seen as acceptable.
NEW047 (C)	South East Newbury	65 (Later in Plan period)	Rejected	No significant issues in relation to site. Development in principle seen as acceptable.
NEW047 (D)	South East Newbury	140 - 160	120	Density increased to take into account surrounding area (30dph at PO to

West Berkshire Housing Site Allocations Development Plan Document (DPD): Proposed Submission
– Supporting Information

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
				40dph)
NEW106	Land at Moor Lane Depot	Rejected	40	Site rejected. Concerns over access.
Thatcham				Approx. 85 dwellings
THA025	Land at Lower Way	85	87	Number for allocation rounded down to give approximate figure.
14Cold Ash				Approx. 15 - 25 dwellings
COL002	Land at Poplar Farm, Cold Ash	10 – 20	20	Final development potential to be determined as a result of further technical work regarding surface water flooding.
COL006	St Gabriel's Farm, Cold Ash	5	6	Principle of linear development seen as acceptable in landscape terms at a similar density to existing development
COL011	Land at Cold Ash Hill	Rejected	6	Principle of development not acceptable in landscape terms

East Kennet Valley (Approx. 300 dwellings)

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Burghfield Common				Approx. 160 dwellings
BUR002, 002A, 004	Land to the rear of The Hollies Nursing Home. Land opposite 44 Lamden Way	60	85	Area reduced to exclude woodland. BUR019 previously part of this wider site, but at Preferred Options request made for the site to be taken out of the wider allocation.
BUR015	Land adjoining Pondhouse Farm, Clayhill Road	100	105	Number for allocation rounded down to give approximate figure.
Mortimer – NDP area				WBC will require the Mortimer NDP to allocate approx. 110 dwellings in Mortimer.
MOR005	Land adjoining West End Road	NDP	47	WBC will not be allocating sites in Mortimer.
MOR006	Land to the south of St John's Church of England School, Victoria Road	NDP	100	WBC will not be allocating sites in Mortimer.
Woolhampton				Approx. 30 dwellings
WOOL001	Land north of Bath Road	Rejected	20	Only one site to be allocated in Woolhampton. Preference as a result of consultation only for WOOL006
WOOL006	Land north of A4	30	30	No change

Eastern Area (approx. 365 dwellings)

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Eastern Urban Area			Approx. 280 dwellings	
EUA003	Stonehams Farm, Long Lane, Tilehurst	15	17	Number for allocation rounded down to give approximate figure.
<i>EUA007</i>	<i>Turnhams Farm, Pincents Lane</i>	<i>Rejected</i>	<i>285</i>	<i>Concerns over the highway impact of this site and IKEA. To be reviewed following completion of IKEA</i>
EUA008	Stonehams Farm	60	44	Density increased to take into account surrounding area (20dph at PO to 35dph).
EUA025	Land adjacent to Junction 12 of M4, Bath Road, Calcot	100 (Later in plan period)	50 - 100	Assessment of the site indicates up to 100 dwellings is acceptable. Density increased to take into account surrounding area (30dph at PO to 40dph)
EUA026	Land adjacent to Bath Road and Dorking Way, Calcot	35 (Later in plan period)	24	Density increased to take into account surrounding area (30dph at PO to 40dph)
EUA031	Land to the east of Sulham Hill	35	29	Density increased to take into account surrounding area (30dph at PO to 35dph)
<i>EUA033</i>	<i>Land to the east of Long Lane and south of Blackthorn Close</i>	<i>Rejected</i>	<i>30</i>	<i>Concerns over flood risk on Long Lane and Highways impact on Sulham Hill and significance of improvements required.</i>
EUA035	72 Purley Rise	35	34	Number for allocation rounded up to give approximate figure.
Theale			Approx. 85 dwellings	
<i>THE001</i>	<i>Former Sewage Works</i>	<i>Rejected</i>	<i>88</i>	<i>Concerns regarding access and relationship to settlement. Landscape Assessment indicates part of the site would be suitable for development, but requires buffers between the site and existing development which are not considered appropriate.</i>

West Berkshire Housing Site Allocations Development Plan Document (DPD): Proposed Submission
– Supporting Information

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
THE003	North Lakeside	15	50	Site area reduced as result of Landscape Assessment
THE005	Land at Junction 12	Rejected	50	Site in flood zone 2. EA require a sequential test to be carried out for all sites in flood zones prior to allocation. Other suitable sites are available; therefore, the Council would be unable to carry out the sequential test.
THE009	Field between A340 and The Green	70	125	Site area reduced as result of Landscape Assessment

AONB Spatial Area (Approx. 385 dwellings)

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Bradfield Southend				Approx. 10 dwellings
BRS004	Land off Stretton Close	10	10-12	Number for allocation rounded down to give approximate figure.
Chieveley				No proposed allocations
Compton				Approx. 140 dwellings
COM004	Pirbright Institute Site, High Street	140	140	No change
Great Shefford				No proposed allocations
Hermitage				Approx. 25 dwellings
HER001	Land off Charlotte Close	15	16	Number for allocation rounded down to give approximate figure.
HER004	Land to the south east of The Old Farmhouse	10	Part of site proposed for SB review	Only part of the site is suitable for development. Development capacity is too large to be considered as a settlement boundary review
Hungerford				Approx. 100 dwellings
HUN003, 005, 006, 015, 020	Eddington Sites	Rejected	87	Only one site required in Hungerford. There are a number of issues on this site which could impact on deliverability of the site in the short term, which are not issues on HUN007
HUN007	Land east of Salisbury Road	100	100	No change
Kintbury				Approx. 10 dwellings
KIN006/7	Land to the east of Laylands Green	10	13	Development potential reduced due to recent woodland TPO designation

West Berkshire Housing Site Allocations Development Plan Document (DPD): Proposed Submission
– Supporting Information

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Lambourn				Approx. 65 dwellings
LAM005	Land adjoining Lynch Lane	60	56	Further technical work has resulted in a slightly larger developable area and ultimately a slight increase in number of dwellings
LAM007	<i>Land between Folly Road, Rockfel Road and Stork House Drive</i>	<i>Rejected</i>	24	<i>Site is in use associated with racehorse industry. Allocation would be contrary to policy CS12</i>
LAM015	Land at Newbury Road	5	New site - submitted at Preferred Options stage	Principle of linear development seen as acceptable in landscape terms at a similar density to existing development
Pangbourne				Approx. 35 dwellings
PAN001	<i>Land at Green Lane</i>	<i>Rejected</i>	36	<i>The surrounding roads to the site are narrow and unsuitable for additional levels of traffic, and there are no footways in the vicinity of the site. Road widening and the addition of footways is not possible.</i>
PAN002	Land north of Pangbourne Hill and west of River View Road	35	35	No change

Settlement boundary review sites (<5 dwellings)

Newbury and Thatcham Spatial Area

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Newbury				
NEW032	The Bungalow, Shaw Farm Road	<5 Included in Settlement Boundary		
NEW051	Foxglove House, Love Lane	<5 Included in Settlement Boundary		
NEW103	Sanfoin, Sanfoin Cottage, Garden Close Lane, Newbury	<5 Included in Settlement Boundary	Rejected Site	Development potential reduced due to access concerns regarding access via private drive.
NEW104	Land at Warren Road	<5 Included in Settlement Boundary	5	Included as preferred option, to be included in SB along with all sites for 5 or less dwellings.

West Berkshire Housing Site Allocations Development Plan Document (DPD): Proposed Submission
– Supporting Information

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Thatcham				
No sites				
Cold Ash				
No sites				

East Kennet Valley

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Burghfield Common				
BUR019	Haycroft, Reading Road	<5 Included in Settlement Boundary		Site originally part of BUR002/002A/004, but request made at preferred options for site to be considered separately from the wider site.
Mortimer				
No sites				
Woolhampton				
WOOL002	Station Yard, Woolhampton	<5 Included in Settlement Boundary	Proposed for SB review	

Eastern Area

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Eastern Urban Area				
No sites				
Theale				
No sites				

AONB Spatial Area

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
Bradfield Southend				
BRS002	Corner of Cock Lane and South End Road	<5 Included in Settlement Boundary		
Chieveley				
CHI001	The Colt House	<5 Included in Settlement Boundary	Proposed for SB review	

**West Berkshire Housing Site Allocations Development Plan Document (DPD): Proposed Submission
– Supporting Information**

Settlement	Site Address	No. Dwellings For Allocation (Approx.)	Preferred Options No. Dwellings	Notes
CHI010	Land adjacent to Coombe Cottage, High Street, Chieveley	<5 Included in Settlement Boundary	7	Recommended for allocation at Preferred Options. Revised development potential means site is no longer of a size for allocation and is considered as part of the settlement boundary review.
CHI016	Morphetts Lane, Downend	<5 Included in Settlement Boundary		
CHI017	The Old Stables, Green Lane	<5 Included in Settlement Boundary	Proposed for SB review	
Compton				
No sites				
Great Shefford				
No sites				
Hermitage				
No sites				
Hungerford				
HUN021	Land behind The Lamb Inn	<5 Included in Settlement Boundary	Proposed for SB review	Site has planning permission for 2 dwellings.
Kintbury				
No sites				
Lambourn				
No sites				
Pangbourne				
No sites				

4.4 Stratfield Mortimer Parish Council is preparing a Neighbourhood Development Plan (NDP) for the Parish. This will allocate housing for Mortimer in accordance with the Core Strategy and re-draw the settlement boundary. The Council is supporting the preparation of the NDP.

4.5 Settlement boundaries identify the main built up area of a settlement within which development is likely to be considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable which is helpful for Development Management officers, Members, applicants and members of the public. The settlement boundaries of those settlements within the defined settlement hierarchy have been re-drawn around the developable areas of the housing sites allocated, plus around those sites which have been identified as suitable to include within a

revised settlement boundary (generally sites suitable for development which are below the usual threshold for allocation).

- 4.6 There is a requirement for West Berkshire Council, as the local planning authority to identify sites to meet the needs of Gypsies, Travellers and Travelling Showpeople, based on the evidence set out within the Gypsy and Traveller Accommodation Assessment (GTAA). This was carried out by an independent consultant, using a shared methodology with other Berkshire authorities. The study indicates a requirement for 17 permanent pitches for Gypsies and Travellers and 24 plots for Travelling Showpeople between 2014 and 2029. The DPD allocates a site for Gypsies and Travellers at Paices Hill for 8 permanent pitches and a site for Travelling Showpeople at Longcopse farm in Enborne for 24 plots. A policy is included for each of these allocations. The site at Paices Hill meets the need for Gypsies and Travellers for the first 5 years of the Plan and for all but 2 pitches of the following 5 years up to 2024. Further work is underway on the Clappers Farm site that was included as an allocation in the preferred options version of the Housing Site Allocations DPD. This site may have potential to accommodate the needs for Gypsies and Travellers in the longer term, and it is now included as an area of search for the future, rather than as an allocation. Further allocations will need to be made in a future Local Plan.
- 4.7 Policies to guide housing in the countryside are also included within the DPD. These policies respond to a concern about the age of some of the saved Local Plan policies and reflect updated national policies and respond to local issues in West Berkshire. They have been updated since the preferred options draft to reflect the outcomes of consultation and to reduce some repetition. In some cases key points from the supporting text has been included within the policy itself. Once adopted, the policies will replace some of the existing saved policies of the Local Plan and information about this is set out within the DPD attached as Appendix C.
- 4.8 The revised parking standards for residential development have also been amended following the preferred options consultation and there are now a smaller number of parking zones which better reflects the evidence.
- 4.9 An amended policy for Sandleford Park was included in the preferred options version of the DPD. This has not been taken forward as the Supplementary Planning Document (SPD) for the site was revised instead, and was adopted by Council in March 2015.

5. Proposals Map

- 5.1 The Core Strategy Proposals Map has been updated to reflect the proposed site allocations and proposed changes to the settlement boundaries. It has also been updated to show the most up to date flood zone data. The Proposals Map is attached as **Appendix E**.

6. Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)

- 6.1 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) to be carried out for all DPDs. Both of these appraisals can be carried out in one appraisal process. In order to avoid any confusion, all references to the SA will refer to both the SA and the SEA.

- 6.2 The objective of the SA is to promote sustainable development through the integration of social, environmental and economic considerations in the preparation of new or revised DPDs. The SA focuses on the significant sustainability effects of the DPD and considers alternatives that take into account the social, environmental and economic objectives and the geographical scope of the documents.

The SA / SEA for each site has been updated following the consultation on the preferred options version of the DPD. The changes made take into account any new evidence that has been received plus the outcomes of public consultation.

- 6.3 The SA/SEA is attached as **Appendix F**. For ease of reference, the changes from the preferred options SA/SEA are shown as tracked changes so it is more straightforward to see what has been updated and amended.

7. Habitats Regulation Assessment (HRA)

- 7.1 European legislation and government regulations mean that a Habitats Regulations Assessment (HRA) needs to be carried out for the DPD, in order to protect the integrity of internationally important nature conservation sites. These sites, collectively known as Natura 2000 sites include Special Areas of Conservation (SACs) and Special Protection Area (SPAs).

- 7.2 The HRA assesses the likely impacts of the policies of the DPD and possible ‘in combination’ effects with other policies and proposals. The HRA for the Housing Site Allocations DPD is set out as **Appendix I**

8. Duty to Cooperate

- 8.1 Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing development plan documents in order to address strategic planning issues relevant to their areas.

- 8.2 Failure to satisfy the Duty will mean that plans cannot be adopted as a Planning Inspector cannot make main modifications to remedy this through the examination process. The Examination also assesses how effective cooperation has been as one of the tests of soundness.

- 8.3 Work on satisfying the Duty has been ongoing throughout the preparation of the DPD. A Duty to Cooperate Statement is attached as **Appendix H**. This explains how the Council has carried out the Duty throughout the preparation of the DPD.

9. Conclusion

- 9.1 If the DPD is approved by Council, a 6 week period of consultation will be held between 9 November and 21 December in accordance with the adopted Statement of Community Involvement. As this is a regulatory period of consultation views will be sought on the ‘soundness’ of the document.

- 9.2 Following submission, the DPD will be independently examined by a Planning Inspector appointed by the Secretary of State. The Inspector’s role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound. In terms of the tests of soundness, the Inspector has to assess whether or not the plan has been:

- (1) Positively prepared in terms of meeting the need for development.
- (2) Justified in terms of being the most appropriate strategy when considered against the reasonable alternatives and based on evidence.
- (3) Effective in terms of being deliverable over the plan period and based on effective joint working.
- (4) Consistent with national policy in terms of according with the policies set out in the National Planning Policy Framework (NPPF).

9.3 The Council has prepared what it considers to be a sound plan. If the Inspector concludes that the Housing Site Allocations DPD is sound and meets the necessary tests, it can then be adopted by Council and will form part of the Local Plan for the District.

10. Consultation and Engagement

10.1 Consultation is a key part of the preparation of the DPD and provides important evidence to help to inform decision making. Consultation has taken place at each stage of the preparation of the DPD. Early consultation with Parish Councils and Ward Members on the SHLAA took place in January and February 2014. These workshops allowed the parish councils and Ward Members to discuss the shortlisted sites with officers and to indicate any preferences they had regarding sites within their parishes. The comments made through these consultation events were used in the process of site assessment, as they identified local concerns and issues for specific sites.

10.2 Ongoing consultation work on the HSA DPD to date has included two newsletters to everyone who is registered as having an interest in planning policy matters.

10.3 A 'Regulation 18' consultation was held between 30 April and 11 June 2014. The Council is required to notify specified bodies and persons of the subject of the DPD which it proposes to prepare and invite each of them to make representations to the Council about what the DPD ought to contain in terms of scope and content. This consultation is a requirement under the Town and Country Planning Regulations 2012.

10.4 Over 40 responses were received during the Regulation 18 consultation. A table of these representations and the Council response to them, setting out how representations would be taken into account is included as part of the Statement of Consultation that accompanies the proposed submission DPD.

10.5 The first part of the preferred options of the Housing Site Allocations Development Plan Document was published for a 7 week period of consultation between 25 July and 12 September. This contained the preferred options housing sites, the preferred options for Gypsies, Travellers and Travelling Showpeople and policies to guide parking standards. Whilst this was an informal period of consultation, it was an important opportunity to gauge public opinion on the proposals within the DPD before it is formally published. A direct approach was taken to consulting members of the public, with letters sent to everyone living within 100 metres of the boundary of each proposed site. This was used alongside the usual consultation methods such as use of the website, contacting everyone on the consultation database and use of the media. The consultation was very successful and resulted in a high

number of comments with around 8,500 comments being received during this consultation. A number of template responses were received.

- 10.6 A further period of informal consultation was held on the Housing in the Countryside policies between 19 September and 31 October 2014 and 165 comments were received during this consultation.
- 10.7 Detailed information on the consultation undertaken on the DPD is set out in the Statement of Consultation that is attached as **Appendix G**. It clearly shows how the consultation undertaken has informed the preparation of the DPD.

Background Papers:

West Berkshire Core Strategy 2006 to 2026

West Berkshire Local Development Scheme September 2015

West Berkshire Statement of Community Involvement, September 2014

Subject to Call-In:

Yes: No:

The item is due to be referred to Council for final approval



Wards affected:

All

Strategic Aims and Priorities Supported:

The proposals will help achieve the following Council Strategy aims:

SLE – A stronger local economy

HQL – Maintain a high quality of life within our communities

The proposals contained in this report will help to achieve the following Council Strategy priority:

SLE1 – Enable the completion of more affordable housing

The proposals contained in this report will help to achieve the above Council Strategy aims and priority by: the DPD will bring forward sites for development across the District, boosting the supply of housing and enabling the delivery of affordable housing. This will also help to support the local economy and enable the provision of infrastructure that is planned in a coordinated way.

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What is the Housing Site Allocations Development Plan Document?

Section 1: Background

The Housing Site Allocations Development Plan Document (DPD) is the second DPD within West Berkshire's Local Plan.

It has been prepared following the adoption of the West Berkshire Core Strategy in July 2012 which set out the overall planning framework for the site specific proposals and policies to be contained in other documents.

The Core Strategy allocates strategic development sites in Newbury (Newbury Racecourse and Sandford Park). It also sets out strategic policies. The role of the Housing Site Allocations DPD is now to implement the framework set by the Core Strategy by allocating non-strategic housing sites across the District in accordance with the spatial strategy of the Core Strategy. This means that the sites to be allocated are in the areas that the Core Strategy sets out, based on evidence, as suitable for some level of future growth and that the proposals will conform to the policy details set out in the Core Strategy.

Sites for Gypsies, Travellers and Travelling Showpeople are also proposed for allocation and the Housing Site Allocations DPD also includes updated residential parking standards and a set of policies to guide housing in the countryside.

Approach to Housing Numbers

The Core Strategy sets out a housing requirement for the District of 'at least' 10,500 net additional dwellings from 2006 to 2026 which is an annual requirement of 525 dwellings per annum. The Core Strategy was prepared at a time when the housing number for the District was allocated via the regional tier of Government which has now been abolished.

The Council is now required by national policy set out in the National Planning Policy Framework (NPPF) to meet the 'objectively assessed housing needs' of the area. Work has been undertaken in partnership with the other local authorities in Berkshire and the Thames Valley Berkshire Local Enterprise Partnership (LEP¹) to establish how much housing West Berkshire will need in the future through the production of a Strategic Housing Market Assessment (SHMA). This has given an objectively assessed need figure of 665 dwellings per annum. This does not translate directly into a housing requirement for the District due to the need to take into account factors such as environmental constraints and the Duty to Cooperate.

¹ Local Enterprise Partnerships (LEPs) are voluntary partnerships between local authorities and businesses set up in 2011 by the Government (Department for Business, Innovation and Skills) to help determine local economic priorities and lead economic growth and job creation within the local area. They replaced the Regional Development Agencies.

The first phase of the future housing requirement is being met through the preparation of the Housing Site Allocations DPD which will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with additional flexibility around these numbers.

Once the DPD has been adopted, the second phase of the future housing requirement will be met through the preparation of a new Local Plan which will allocate additional development and look longer term to 2036, as well as dealing with other policy issues. 1000 homes are already committed post 2026 as part of the long term Sandlesford Park allocation.

The approach to the housing numbers is set out in more detail in a background paper that accompanies the DPD.

Consultation

Early consultation on the Housing Site Allocations DPD included two newsletters and workshops with Parish and Town Councils as part of the process of shortlisting and selecting sites to be included within the DPD. These workshops took place in February and March 2014.

Between 30 April and 11 June 2014 we held a consultation about the scope and content of the DPD. This is a regulatory consultation and we notified specified bodies and persons of the proposed subject of the DPD and asked them to make representations. We received over 40 responses and have carefully considered and responded to the points made. This information is set out in the Statement of Consultation that accompanies the DPD.

Between 25 July and 12 September 2014, we held phase 1 of the preferred options consultation, setting out shortlisted housing allocations, proposed sites for Gypsies, Travellers and Travelling Showpeople as well as a policy on residential parking standards and an updated policy to guide the future development of Sandlesford Park. This was an optional period of consultation, but in the Council's view an important one as it provides an opportunity to comment at an early stage of the planning process and enables us to take your views into account before final decisions are made.

Between 19 September and 31 October 2014, we held phase 2 of the preferred options consultation, which was on the draft policies to guide housing in the countryside.

We received over 8,500 comments during these consultations. The comments received provided very useful information to help inform the decision making process. A Statement of Consultation has been produced which summarises the key points made during the consultation and also responds to these. The Statement of Consultation accompanies this DPD.

We have now produced the proposed submission draft of the Housing Site Allocations DPD. This is the plan that the Council wants to submit for Examination. It is therefore the plan that we feel is the most appropriate plan for West Berkshire, taking into account all of the technical evidence and the outcomes of the public consultation. We would like your comments on the soundness of the proposals within the draft Plan. This is a statutory period of consultation and is taking place between 9 November and 21 December 2015.

Copies of the documents will be available at the libraries in the District and at the Council Offices. The proposed submission documents include the following:

- The Housing Site Allocations Development Plan Document (DPD)
- The Sustainability Appraisal/Strategic Environmental Assessment
- The Statement of Consultation
- The Proposed Submission maps
- The Duty to Cooperate Statement

There are also a number of supporting and evidenced based documents which have informed the preparation of the DPD. These include a Landscape Assessment, a Transport Assessment and a Gypsy and Traveller Accommodation Assessment. These are all available on the Council's website.

You can comment via our consultation portal at <http://consult.westberks.gov.uk/portal> and register using the 'login/register' section. Alternatively please fill in the on-line consultation form which is available at www.westberks.gov.uk/hsa and return it to us by email at planningpolicy@westberks.gov.uk. Hard copies of the consultation form are also available. We are seeking your comments on whether the draft submission DPD meets the 'tests of soundness' as this will be tested at the Examination. Your comments should therefore address whether the plan is:

- Positively prepared
- Justified
- Effective
- Consistent with national policy.

Further information on the tests of soundness is available on the consultation form. All comments made during the earlier consultation will be sent to the Inspector.

There is therefore no reason to repeat comments previously made.

Following the consultation, the responses will be submitted to the Secretary of State who will appoint an independent Planning Inspector to examine the plan.

Duty to Cooperate

Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing development plan documents in order to address strategic planning issues relevant to their areas.

Work on satisfying the Duty takes place on an ongoing basis. Early work focused on identifying the key strategic issues that would need to be considered as part of the preparation and delivery of the DPD in conjunction with other local authorities and prescribed bodies. The Council's approach to strategic planning has subsequently been prioritised and is being undertaken on this basis. The Duty to Cooperate Statement which accompanies the proposed submission DPD sets out in detail how the Council is cooperating on strategic cross boundary issues in order to create and deliver a positively prepared plan.

Spatial Strategy – where are the houses proposed to go and why?

This DPD contains sites for future housing development. These are set out in four spatial areas, to deliver the framework of the adopted West Berkshire Core Strategy. The spatial strategy builds on the existing settlement pattern of West Berkshire, with a particular focus on Newbury as the District's main urban centre. The spatial strategy is based on evidence and this was examined as part of the Core Strategy.

The four spatial areas reflect the distinct characteristics of the different parts of West Berkshire, and use the District's settlement hierarchy of Urban Areas, Rural Service Centres and Service Villages as the focus for development within these areas. The four spatial areas are:

- Newbury and Thatcham, including the Service Village of Cold Ash.
- The Eastern Area, which includes the Eastern Urban Area (Tilehurst, Calcot and Purley on Thames) and the Rural Service Centre of Theale.
- The North Wessex Downs AONB which includes the Rural Service Centres of Hungerford, Lambourn and Pangbourne and the Service Villages of Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage and Kintbury.
- The East Kennet Valley, including the Rural Service Centres of Burghfield Common and Mortimer and the Service Villages of Aldermaston and Woolhampton.

The settlement hierarchy of the Core Strategy sets out that whilst the urban areas will be the focus of development in West Berkshire, there will also be development in Rural Service Centres which provide the role of a focal point for the surrounding villages and rural areas in terms of the provision of services and facilities. Service Villages will accommodate more limited development, appropriate to the character and function of the village, in order to meet local needs.

The Core Strategy sets out a vision for each of the four spatial areas, showing how each area is expected to change and evolve to 2026. This is followed by a set of bullet points which show how the vision will be implemented, what the level of growth will be and how this level of growth for each area will be delivered.

It is now the case that the spatial strategy will be reviewed before 2026, as part of the preparation of the new Local Plan for the District and due to the need to accommodate a higher level of housing in West Berkshire that covers a longer time period.

Housing allocations have been made in general conformity with the Core Strategy. Information about these allocations, including a policy to guide the development of each site, is set out in Section 2, divided by spatial area. All of the detailed background information on how the sites have been selected is set out in the Sustainability Appraisal/Strategic Environmental Assessment that forms part of the proposed submission documents.

How have the housing sites been selected?

We held a 'call for sites' in the spring of 2013 which led to an update of the Strategic Housing Land Availability Assessment (SHLAA) being published in December 2013. The role of the SHLAA is to identify a range of sites that may have potential for housing development over the coming years. The SHLAA provides a basket of sites from which choices are made through the preparation of the DPD.

The DPD has to be based on evidence, and so all of the sites have been assessed against the same planning criteria to assess the suitability of each of the sites for development. These criteria are set out in the background paper which accompanies the Housing Site Allocations DPD. The site selection criteria have their basis in national and local policy, focusing on the three elements of sustainability (environmental, social and economic) in accordance with the National Planning Policy Framework (NPPF).

Workshops were held with the Parish and Town Councils during the spring of 2014 in order to discuss the SHLAA sites and to get their views at an early stage of the process. Technical consultees were also asked for their comments on the sites during the site selection process. Further information on this is also set out in the background paper.

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) is a key part of the site selection process. This focuses on the significant sustainability effects of the DPD and considers reasonable alternatives that take into account the social, environmental and economic objectives. The SA/SEA objectives have been used to assess the sustainability of the sites and the outcomes of this process have been set out in the SA/SEA Environmental Report.

This resulted in preferred options for housing development which were consulted on during July-September 2014. In some cases the sites were presented as a range of

options, from which choices needed to be made following the consultation and further technical work.

After the consultations, the comments were all assessed and the technical issues raised in them followed up. Further technical work has also been undertaken (such as a Transport Assessment and further Landscape Assessment work) to establish whether or not sites are deliverable and are the most appropriate reasonable alternatives. This has led to a number of them being confirmed as allocations and some of them not being taken forward. The SA/SEA work has been updated to take into account any updated evidence and the consultation outcomes.

Settlement Boundary Reviews

Settlement boundaries identify the main built up area of a settlement within which development is likely to be considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable which is helpful for Development Management Officers, Council Members, applicants and members of the public.

Criteria for reviewing the settlement boundaries formed part of the preferred options consultation and have been updated as a result of the consultation. The settlement boundaries around the settlements within the settlement hierarchy have been re-drawn to include the developable areas of the proposed site allocations. In some instances the allocated sites are larger due to requirements for landscape buffers. These buffers generally remain outside settlement boundaries. Additional sites where the current identified development potential is too small to be allocated (typically those which are below 5 dwellings) have also been included within revised settlement boundaries where this is in accordance with the criteria.

Sites for Gypsies, Travellers and Travelling Showpeople.

There is a requirement for West Berkshire Council, as the Local Planning Authority, to identify sites to meet the needs of Gypsies, Travellers and Travelling Showpeople. National policy sets out a need to set pitch and plot targets which address the likely permanent and transit accommodation needs in the area, working in partnership with neighbouring authorities.

Any pitch provision must be based on evidence and so a Gypsy and Traveller Accommodation Assessment (GTAA) has been carried out. This was carried out by an independent consultant, using a shared methodology with other Berkshire authorities. The GTAA has informed the number and location of pitches required.

A 'call for sites' exercise was held between 28 April and 27 May 2014 in which interested parties could suggest sites they considered suitable for Gypsies, Travellers and Travelling Showpeople. A total of five sites were submitted, including requests from owners of some existing authorised sites to extend their sites and/or

increase the number of pitches. In addition to these submitted sites four other sites were considered; one existing unauthorised site, a site which was promoted through the SHLAA for Gypsies and Travellers (EUA035), a site where planning permission had lapsed and a Council owned site. The potential suitability of each site was assessed to see which would be suitable to take forward as preferred sites.

During the consultation, further information was received which has implications for which of the preferred options can be confirmed as allocations at this time. This has led to the approach to site provision being revised. The DPD now allocates a site at Paices Hill for 8 permanent pitches and a site for Travelling Showpeople at Longcopse farm in Enborne for 24 plots. Further allocations will need to be made in a future Local Plan for the District.

Further work is underway to see if the Clappers Farm site that was included as a preferred option has potential to accommodate the needs for Gypsies and Travellers in the longer term. It has therefore been allocated as an area of search.

This information is set out in **Section 3** of the DPD.

Policies to Guide Development in the Countryside

Given the importance of the landscape within West Berkshire, both inside and outside the AONB, and the pressures for development, it is important to provide clear, up to date planning policy guidance to ensure a sound starting point for development management decisions.

A review has therefore been undertaken of all the 'saved' policies from the previous Local Plan (West Berkshire District Local Plan 1991-2006) which relate to the management of housing in the countryside and which remain in force as part of the development plan.

The proposed new policies reflect national policy and respond to local issues in West Berkshire. All of the policies relate to new housing in the countryside as well as the potential to extend existing housing and to convert or redevelop existing buildings to housing.

A 6 week period of consultation was held between 19 September and 31 October 2014. 165 comments were received during the consultation, and these are summarised in the Statement of Consultation, together with the Council's response. Following the consultation some changes have been made to the draft policies to take into account the comments received.

This information is set out in **Section 4** of the DPD.

Parking Standards for Residential Development

Levels of parking provision and the way in which they are designed are important factors in creating good quality environments where people want to live. Standards

for car parking have now been developed which seek to ensure the delivery of good quality developments in West Berkshire. These standards take into account national policy set out in the National Planning Policy Framework (NPPF) and take into account factors such as the accessibility of the development, the size, type, mix and use of the development, local car ownership levels, existing levels of parking provision and the overall need to reduce the use of high-emission vehicles.

Some changes to the preferred options policy on parking standards have been made following the consultation and further technical analysis. The parking standards for residential development are included within **Section 5** of the DPD and are accompanied by a background paper which is available separately.

Section 2: Sites for Development

The following policy sets out the criteria which all allocated sites within the Core Strategy and this Housing Site Allocations DPD must comply with. This is followed by a section for each of the spatial areas, setting out site specific policies which may amplify the points below, as well as information on the proposed changes to the settlement boundaries. The DPD should be read as a whole. The criteria set out in the policy below apply to every allocated site and proposed allocation. Where there is a site specific issue to be addressed, the individual site policies may amplify the points below.

Policy GS1: General Site Policy

All sites will be delivered in accordance within the West Berkshire Development Plan² and adopted Supplementary Planning Guidance and Documents. In addition, the policy criteria below will apply to each site:

- Each allocated site will be masterplanned and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of infrastructure, services, open space and facilities. A single planning application will be submitted for each allocated site, either an outline or full application, to ensure this comprehensive approach to development is achieved.
- An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to SACs and river and wetland SSSIs.
- Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out as follows:
 - In a Travel Plan if the site is of 50 dwellings or more (within parking zones 1 and 2 in the Eastern Urban Area zones).
 - In a Travel Plan if the site is of 80 dwellings or more (within parking zones 3).
 - In a travel information pack if the development is 10 or more dwellings.
- Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network. They will also take advantage of the landscape features of value within the site. Opportunities to improve external routes to services and facilities will be sought.
- Measures will be provided to mitigate the impact of development on the local road network. Sites of 30 dwellings or more will require a Transport Statement. Sites of 60 dwellings or more will require a full Transport Assessment.

² The West Berkshire Development Plan currently consists of the saved policies of the West Berkshire Local Plan 1991-2006, the saved policies of the Replacement Minerals and Waste Local Plan for Berkshire and the West Berkshire Core Strategy.

- Where any part of a site is underlain by aggregate mineral deposits then consideration of policies 1 and 2 of the ³Replacement Minerals and Waste Local Plan for Berkshire (saved policies) will be required.
- A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual impact Assessment* 3rd ed. 2013 will be provided for each site. This will inform the final capacity, development design and layout of the site and requirements for green infrastructure and the provision of public open space.
- Development will respond positively to the local context, ensuring a high quality of design in keeping with the character of the surrounding area.
- Necessary infrastructure will be provided at a rate and scale that meets the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards.
- All adverse impacts on habitats and species of principal importance for the conservation of biodiversity in England and other biodiversity will be mitigated through avoidance, appropriate buffering, on-site mitigation and off-site compensation measures.

³ Or any other policy document replacing this plan.

Housing Site Allocations

Spatial Area – Newbury and Thatcham including Cold Ash

The Newbury and Thatcham area includes not only the two towns but the surrounding area, including the parishes of Greenham, Enborne, Shaw-cum-Donnington and parts of Speen and Cold Ash. Newbury is the main town and administrative centre for the District, with a wide range of retail, employment, leisure and community services and facilities. Thatcham has a more modest level of facilities and has experienced rapid housing growth over the last few decades.

Both towns are surrounded by attractive countryside and the area has a number of important environmental and heritage assets including ancient woodlands, local wildlife sites, SSSIs and, in the case of Newbury, a designated battlefield site.

The Core Strategy sets out, in the spatial strategy, a housing requirement for the spatial area of approximately 6,300 new homes between 2006 and 2026. More detailed information about the housing requirement is set out in the background paper that accompanies the DPD.

Newbury is the main focus for housing growth over the plan period with new housing development to be integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure, as outlined in the Infrastructure Delivery Plan. Strategic sites have already been allocated at Newbury Racecourse, where development is well underway, and at Sandford Park. The Sandford Park site adds additional flexibility into housing delivery with approximately 1000 units proposed to be developed after 2026.

There is also significant potential on previously developed land, particularly in the town centre and periphery, including the Market Street site which will see the development of an “urban village” linking the railway station to the town centre. The London Road Industrial Estate has scope for comprehensive regeneration during the next 15 years in order to maximise the potential of the site.

There have been a significant number of sites promoted on greenfield land adjacent to Thatcham and a number of these are still being actively promoted for development. The Core Strategy does not, however, identify Thatcham for significant growth in this plan period due to rapid expansion in recent years. The role of Thatcham and its potential for strategic level development which can deliver infrastructure, such as schools and community facilities, will be considered through the preparation of the new Local Plan.

The Core Strategy identifies Cold Ash as a Service Village where some limited development would be appropriate.

The comments received during the public consultation have been useful in helping to inform the site selection process, raising issues to be considered further as part of the decision making process.

Newbury

Policy HSA1: Land North of Newbury College (site reference NEW012)

This site has a developable area of just over 0.5 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings.
- Accessed via the west of the public house onto Monks Lane via the existing roundabout.
- Informed by an air quality survey that will advise on any necessary mitigation measures.
- Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- A development design and layout that includes the following measures:
 - Sensitively designed to enhance the gateway into Newbury from the south.
 - Takes into account the development proposals for Sandleford Park and a new primary school to the south of the Newbury College site.
 - Traffic calming and road safety measures to avoid conflict with users of Newbury College.
 - Linkages into existing footpaths and cycleways.

Delivery and Monitoring

This 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.

Policy HSA2: Land at Bath Road, Speen (site reference NEW042)

This site has a developable area of approximately 3.5 hectares and will be delivered in accordance with the following parameters:

- The comprehensive delivery of approximately 100 dwellings.
- Vehicular access options to be fully explored are Bath Road, Station Road and the Lambourn Way. The final choice/s will be fully informed by a Landscape and Visual Impact Assessment (LVIA) for the site which will consider the development, design and layout.
- Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the A34.
- Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- 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 species are not adversely affected
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) which will ensure development conserves and enhances the landscape edge to Speen and that the existing character of Speen and west Newbury is maintained. The scheme will include:
 - Limitation of built form to below the higher ground as shown in the site plan to avoid introducing prominent development on the skyline
 - Retention of the allotments in situ, with consideration of additional provision
 - A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural character of the western approach into Newbury
 - Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line
- Development will protect and enhance the local distinctive character of the Speen Conservation Area and its setting
- The rural character of the existing Public Rights of Way across the site will be protected

Delivery and Monitoring

This 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.

Policy HSA3: Land at Coley Farm, Stoney Lane (site reference NEW045)

This site has a developable area of approximately 2.5 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 75 dwellings.
- Be accessed from Stoney Way, which will require widening, with footpaths provided to connect the site to existing footways. The potential for secondary accesses will need to be fully explored through the planning application process.
- 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 species are not adversely affected.
- Takes into account the findings of a flood risk assessment which will take into account the flood risk downstream of the site and include mitigation measures including sustainable drainage measures to manage surface water on-site
- Comprises a development design and layout that includes the following measures:
 - Sensitively designed to respect the character of this part of Newbury.
 - Landscape measures to mitigate any visual impact on Stoney Lane and further boundary planting.
 - Responds effectively to the topography of the site in terms of design and layout.
 - Dwellings fronting onto the open space to provide an attractive living environment.
 - Respects the setting of the balancing pond and other water features to the south of the site.
 - Provides cycle and footpath connections into existing routes and beyond into the open countryside.

Delivery and Monitoring

This 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.

Policy HSA4: South East Newbury (Site references NEW047B, C, D)

Together these sites have a developable area of 8.5 hectares and it proposed that they are masterplanned comprehensively to provide a phased and permeable development, with NEW047D being delivered first. The sites will be delivered in accordance with the following parameters:

- Provision of approximately 235 to 255 dwellings (140-160 dwellings on NEW047D, 30 dwellings on NEW047B and 65 dwellings on NEW047C), with a mix that includes a proportion of smaller, higher density homes.
- Includes accesses from Pinchington Lane, Greenham Road and New Road.
- 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 species are not adversely affected.
- A full contamination investigation will be required. Development will need to take into account the findings of the contamination assessments that have been carried out for the site, putting in place appropriate mitigation measures.
- Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal.
- Informed by a noise and air quality survey which will advise on any necessary mitigation measures.
- A development design and layout that includes the following measures:
 - Appropriate buffers of at least 15 metres between the development and the areas of ancient woodland.
 - Integrates effectively with the existing residential built form.
 - A key part of the development allocation will be the establishment of the central part of the site as public open space. This area of land will remain open in perpetuity in order to ensure protected species are not adversely affected. There will be opportunities for reptile and Great Crested Newt receptor sites. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area.
 - The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

Delivery and Monitoring

This site is expected to start to deliver early and to make an immediate contribution to the supply of land needed to demonstrate a five year housing land supply.

NEW047D will be the first part of the site to come forward, to be followed by NEW047B and NEW047C which will be developed in the medium term. The delivery of the site will be monitored and reported in the Council's AMR.

London Road Industrial Estate – Area of Regeneration

The redevelopment of the London Road Industrial Estate is a long held vision of the Council, who has confirmed a development partner to work with and signed a development agreement. The site has scope for comprehensive regeneration during the next 15 years in order to maximise the potential of the site, which at present is not efficiently laid out and does not provide an attractive environment for modern day use.

A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site, including the potential to provide a high quality office environment to supplement current office provision in Newbury Town Centre and to attract inward investment. This would positively respond to the imbalance in employment uses identified within the adopted Core Strategy.

The wider site, both that within the protected employment area and that outside, has potential for mixed use development, including a mix of employment generating uses and other appropriate commercial uses, and opportunities to provide residential development which could deliver additional homes in an attractive and sustainable environment within walking distance of Newbury town centre.

The site also has potential to provide other improvements; planning consent has been granted to open up the London Road Industrial Estate to the A339 and there is scope for environmental benefits utilising the site's location adjacent to the canal.

A comprehensive masterplan for the site is currently being prepared. Due to the timing of this and the site's location within the settlement boundary of Newbury, it is not intended to identify the site for allocation and it is not included in the housing supply numbers within the DPD. However, it has been included within the DPD in order to make clear the Council's intentions and to add further potential flexibility into the housing provision.

Settlement Boundaries

The settlement boundary of Newbury has been redrawn as follows. The revised settlement boundary is shown on the Proposals Map:

- Includes the developable area of allocated site NEW045
- Excludes area of woodland to north of Manor Park Development
- Includes existing dwellings at Shaw Farm Road (NEW032)
- Includes Shaw Village Hall and Allotments (NEW051)
- Includes the developable area of allocated site NEW042
- Boundary altered to cross the Canal to the west of Newbury in line with Northcroft Lane car park, rather than follow the river into the centre of Newbury and the Canal out of the centre of Newbury
- Includes the developable area of the allocated site at Sandford Park (NEW030), including NEW103, 104, 012, Newbury Rugby Club and Newbury College
- Includes Greenham mobile home park
- Includes existing development at Capability Way
- Greenham and Newbury settlement boundaries combined into a single settlement boundary as a result of development at Capability Way
- Includes developable area of allocated sites NEW047B, C, D
- Boundary altered at north of Lamtarra Way to include curtilage of existing dwellings
- Boundary moved around the developable area of the allocated site at Newbury Racecourse (NEW034).

Thatcham

Policy HSA5: Lower Way (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 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.

Delivery and Monitoring

This 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

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 illustrated on the Proposals Map.

Cold Ash

Policy HSA6: Land at Poplar Farm (site reference COL002)

The site has a developable area of up to approximately 0.7 hectares, with the final area dependent on the extent of required technical work to alleviate surface water flooding.

The development will be delivered in accordance with the following parameters:

- The provision of between 10 to 20 dwellings. The development will ensure a mix and type of dwellings appropriate for the local area.
- Access to the site will be informed by the development design and layout but is expected to continue to be from Cold Ash Hill, with the upgrading of the existing access as necessary. There is also the potential for alternative or additional accesses south of Orchard End and from Strouds Meadow.
- Any scheme will be informed by a Flood Risk Assessment for the site which will include the provision of safe flow routes and appropriate flood mitigation measures, including SuDS, as the site and adjacent properties are susceptible to surface water flooding. As part of this, a detention pond to accommodate development drainage will be required in the southern part of the site
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) in order to ensure the retention of the linear valley bottom settlement pattern and open landscape at the southern end of the village. It will include:
 - the provision of woodland blocks in the north western corner and along the southern edge to mitigate effects on views from the public rights of way to the north west and to the south
 - a tree belt and hedgerow along the western and southern boundaries
 - hedgerow and trees along the eastern edge.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment.
- A heritage impact assessment will be required to assess the impact of development on the Grade II listed Poplar Farmhouse and its setting.
- The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

Delivery and Monitoring

The timing of the delivery of the site will be dependent on the required technical work. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA7: St Gabriel's Farm (site reference COL006)

The site has a developable area of approximately 0.4 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 5 individually designed dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting The Ridge.
- Individual accesses will be provided from The Ridge in keeping with the local pattern.
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - built development confined to the higher ground along the road only
 - a gap in the built form to allow views through the development to the open landscape to the south
 - the retention of the front boundary hedgerow treatment
 - the provision of a soft edge to the southern boundary of the site with tree planting.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment.
- Where possible, the provision of footways to link the site with existing footways fronting St Finian's School.
- The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary.
- The scheme will be informed by a phase 1 contamination report with further detailed reports arising from that as necessary.
- The scheme will be informed by a flood risk assessment which will include appropriate flood mitigation measures, including SuDS required.

Delivery and Monitoring

This 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 Boundaries

The settlement boundary of Cold Ash has been redrawn to move the boundary around the developable area of allocated sites COL002 and COL006. This is shown on the Proposals Map.

The Eastern Spatial Area

Introduction

The Eastern Spatial Area includes Purley on Thames, Tilehurst and Calcot, which make up the Eastern Urban Area, together with the Rural Service Centre of Theale. The area has a close functional relationship with Reading and the accessible facilities that Reading offers. The area has a number of high quality landscape and environmental assets, including the Thames National Path and the adjoining North Wessex Downs AONB.

The Eastern Area is very constrained for environmental reasons. The AONB abuts the Eastern Urban Area to the west. To the south of the urban area and Theale, as well as at Purley on Thames to the north, much of the land is within Flood Zones 2 and 3, meaning that development is restricted.

There are issues of traffic congestion, particularly around junction 12 of the M4 and the A4. Work has been carried out along the A4 during 2015 to help alleviate this congestion, and further work is underway on the M4 to add capacity to it (through delivery of a smart motorway scheme). An IKEA store is under construction which will add additional traffic to this area when it opens in 2016.

Theale has a large committed development at Lakeside, which has extant planning permission to provide 350 homes. Given the scale of this development, the Core Strategy sets out that Theale would need some consolidation to allow facilities and services to be upgraded. There is therefore only limited additional development proposed for Theale within this DPD. The future role of Theale will be explored further through the new Local Plan.

A number of sites in the east were assessed as potentially developable through the Strategic Housing Land Availability assessment (SHLAA). However, there are some challenging technical issues affecting the developability of some of these sites. This led to a range of sites being included as preferred options, to enable further assessment work to be carried out on the sites and to test them through the consultation process.

Public consultation is an important part of the site selection process. The preferred options sites in the Eastern Urban Area received a very high response during the consultation and the comments received have been used to inform the decision making process.

The Core Strategy sets out, in Area Delivery Plan Policy 4, a requirement for this spatial area of approximately 1,400 new homes between 2006 and 2026.

The constraints and technical issues associated with the Eastern Spatial Area mean that there is a housing shortfall for this area when compared to the Core Strategy requirement. The longer term role and function of this area will be established through the Local Plan, the preparation of which will follow the adoption of the Housing Site Allocations DPD.

Eastern Urban Area

Policy HSA8: Land to the east of Sulham Hill (site reference EUA031)

This site is 1.4 hectares with a developable area of approximately 1 hectare and will deliver in accordance with the following parameters:

- The comprehensive delivery of approximately 35 dwellings with an emphasis on family housing.
- The site will be accessed from Clements Mead in order to preserve the semi-rural character of Sulham Hill.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - being set back from Sulham Hill to enable the creation of a woodland belt along this edge to soften the urban edge of Tilehurst and enhance the rural character of Sulham Hill and Hall Place Farm.
 - The provision of tree planting along the boundary with the Cornwell Recreation Ground.
- The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA) and will include the following measures:
 - Faces in to Clements Mead to enable proper integration with the existing built form;
 - Explores the provision of footpath links to locations including the Cornwell Centre, the Cornwell recreation ground and to existing footpaths and bus stops.

Delivery and Monitoring

This 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.

Stonehams Farm

Stonehams Farm is made up of two sites. EUA003 (0.8 hectares) and EUA008 (3.2 hectares with a developable area of 2.2 hectares). The sites should be planned and developed comprehensively including footpath and cycle linkages between the 2 parts of the site, connecting into the wider public rights of way network.

Policy HSA9 Stonehams Farm (site reference EUA003)

The site will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings with an emphasis on family housing.
- The site will be accessed from Long Lane
- The scheme will be informed by a Flood Risk Assessment given that the centre of the site is within a surface water flood risk area. The FRA will advise on appropriate mitigation measures.
- The scheme will be supported 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 species are not adversely affected
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The creation of woodland on the northern most portion of the site linking to Vicarage Wood
 - The retention of boundary hedgerows and trees along Long Lane and the Berkshire Circular Route
 - New tree belt and hedgerow along the northern exposed boundary
- The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA) and will include the following measures to conserve and enhance the AONB:
 - Limiting the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB that at present
 - Provide a 15m buffer to ancient woodland.

Delivery and Monitoring

This 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.

Policy HSA10 Stonehams Farm (site reference EUA008)

The site will deliver a high quality development that will be delivered in accordance with the following parameters:

- The provision of approximately 60 dwellings with an emphasis on family housing.
- The site will be accessed from Long Lane.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The limiting of the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB than at present
 - Woodland creation on the northern most portion of the site linking to the copse on the northern boundary
 - Ensuring that there is an open buffer to Stonehams Farm
 - Tree planting along Long Lane and the edge of Stonehams Farm, the retention of the trees and boundary hedgerows along Long Lane and Berkshire Circular Route and the provision of a new tree belt and hedgerow along the northern exposed boundary
- The scheme will comprise a development design and layout that will be further informed by a full and detailed Landscape Visual Impact Assessment (LVIA).
- The scheme will be informed by a Flood Risk Assessment. The FRA will advise on appropriate mitigation measures.
- The scheme will be supported 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 species are not adversely affected
- The scheme 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.

Delivery and Monitoring

This 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.

Policy HSA11: 72 Purley Rise (site reference EUA035)

This site has a developable area of approximately 1.2 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings including an element of self build homes.
- The site will be accessed from the A329 with the provision of an access of adoptable width.
- The scheme will be informed by a Flood Risk Assessment as the site is within a groundwater emergence zone and is adjacent to an area of surface water flood risk. The FRA will advise on necessary mitigation measures.
- The scheme will be supported 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 species are not adversely affected
- The scheme 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.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - The densities and the mass and scale of development will reflect the adjacent settlement character.
 - The height of the development and landscape treatment to be designed to avoid increasing the visual prominence of development in the edge of Purley.
 - The open northern part will be retained as undeveloped open space.
 - The tree cover on the site and around the boundaries will be retained.
 - Open space and Green Infrastructure will be provided to conserve and enhance the setting of the AONB and the landscape character of the settlement edge.
- The scheme will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA)

Delivery and Monitoring

This 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.

Policy HSA12: Land adjacent to Junction 12 of M4, Bath Road, Calcot (site reference EUA025)

The site has a developable area of 1.7 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 100 dwellings to round off the existing residential development to the south of the site whilst maintaining an appropriate buffer between the development and the M4. No development will take place within flood zone 2.
- The site will be accessed from Dorking Way.
- The scheme will be advised by a Flood Risk Assessment given that part of the site is within Flood Zone 2 and is also within a groundwater emergence zone. The FRA will set out appropriate mitigation measures.
- The scheme will be informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4, the A4 Bath Road and the railway.
- The scheme will be supported 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 species are not adversely affected
- The scheme 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.
- The scheme will comprise a development design and layout that will:
 - Be designed to integrate with the adjoining residential built form.
 - Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi continuous development frontage would act as a buffer to protect the rear gardens.
 - Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road.
 - Provide footpath and cycle linkages to EUA026, connecting into the wider footpath and cycleway network.
- A key part of the development allocation will be the establishment of the southern and eastern part of the site as public open space. This area of land will remain open in perpetuity and will form an extension to Holybrook Linear Park. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area.

Delivery and Monitoring

The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018. Development of this site is therefore likely

to commence in the year 2018/19. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA13: Land adjacent to Bath Road and Dorking Way, Calcot (site reference EUA026)

The site has a developable area of just under a hectare and will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings, with a mix that includes flatted development and smaller houses.
- The site will be accessed from Dorking Way, with additional pedestrian access provided which links into existing pedestrian and cycle links and the proposed residential development at EUA025.
- The scheme will be supported by a Flood Risk Assessment (a small part of the western edge of the site is within a surface water flood risk area) which will inform necessary mitigation measures.
- 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 species are not adversely affected
- Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4, the A4 Bath Road and the railway.
- Comprises a development design and layout that will:
 - Be designed to integrate with the adjoining residential built form.
 - Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi continuous development frontage will act as a buffer to protect the rear gardens.
 - Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road.

Delivery and Monitoring

The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018. Development of this site is therefore likely to commence in the year 2018/19. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundaries

The settlement boundaries within the Eastern Urban Area have been redrawn around the developable areas of the sites that are being allocated. No other changes have been made. This is shown on the Proposals Map

Theale

Policy HSA14: North Lakeside (Site Reference THE003)

The site has a developable area of 0.5ha and will be delivered in accordance with the following parameters:

- The delivery of approximately 15 dwellings.
- The site will be accessed through St Ives Close or via the consented or any subsequent scheme for south Lakeside.
- The scheme will take account of the committed development at South Lakeside or any subsequent scheme that comes forward for the Lakeside sites.
- The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures.
- The scheme will be informed by a phase 1 contamination report with further detailed reports arising from that as necessary.
- An FRA will be required which will include assessment of the surface water flood risk and advise on any necessary mitigation.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - Limiting the developable area to the south of the commercial premises and car parking to the blocks of flats.
 - Reflecting the semi-rural edge of Theale through an appropriate density.
 - The retention of a landscape buffer of a minimum of 10 metres to the lake.
 - The provision of new tree planting to the western and eastern boundaries to screen views from the existing dwellings.
 - The creation of accessible open space on the rest of the site to enhance the landscape, arboricultural and ecological benefit of the area.
 - The retention of existing trees and shrubs as far as possible to retain a well vegetated open space with open grassland.
- The scheme will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA)

Delivery and Monitoring

This 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.

Policy HSA15: Land between A340 and The Green (site reference THE009)

The site has a developable area of 2.3 ha and will be delivered in accordance with the following parameters:

- Provision of approximately 70 dwellings with an emphasis on family housing.
- The site will be accessed from The Green, with options for other accesses in relation to any committed Lakeside scheme being explored.
- The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures.
- An 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.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - Limiting the western extent of the developable area to tie in with the outer extent of the school grounds and the approved South Lakeside development
 - The retention of an open landscape buffer between the edge of the village, Englefield Park and the boundary of the AONB in order to enhance the gateway to the village and assist in screening
 - The provision of woodland copses and open grassland within the landscape buffer.
 - 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.
- The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape 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.

Delivery and Monitoring

This 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 Boundaries

The settlement boundary of Theale has been redrawn around the developable areas of the sites that are being allocated, and around the committed south Lakeside site. No other changes have been made. This is shown on the Proposals Map.

The East Kennet Valley Spatial Area

The East Kennet Valley is the name given to the rural south-east of the District that lies to the east of Thatcham and outside of the North Wessex Downs AONB. The East Kennet Valley is characterised by a number of villages along the route of the River Kennet and the Kennet and Avon Canal and others dispersed across farmland and woodland. There are a number of important environmental assets in the area such as ancient woodlands, local wildlife sites and SSSIs.

Some growth is planned for this area to help meet the needs of the village communities and to assist with the viability of village shops and services. The overall amount of growth is relatively low for two main reasons:

- The East Kennet Valley has fairly limited services and facilities as well as more limited transport connections.
- The Atomic Weapons Establishment has two bases in this area, at Aldermaston and Burghfield. There is a restriction on development as set out in full in Core Strategy policy CS8.

The Core Strategy sets out a housing number of approximately 800 new homes for the East Kennet Valley between 2006 and 2026. An element of flexibility was included in the preferred options in case houses could not be delivered as planned elsewhere, specifically in the Eastern spatial area of the District. There are technical challenges with delivering the proposed numbers of dwellings in the Eastern area and this is partially reflected in the allocations for the East Kennet Valley.

Public consultation is an important part of the site selection process. The preferred options sites within the East Kennet Valley resulted in a high response during the consultation and the comments received have been used to inform the decision making process.

The Core Strategy defines Burghfield Common and Mortimer as Rural Service Centres in this area, with Woolhampton and Aldermaston as Service Villages. There are not proposed to be any allocations in Aldermaston due to its proximity to AWE Aldermaston. Development is proposed in Burghfield Common, Mortimer and Woolhampton in the form of small extensions to these villages.

Stratfield Mortimer Parish Council is preparing a Neighbourhood Development Plan (NDP) for the parish and will be allocating the development for that part of the East Kennet Valley. The NDP has to conform with the Core Strategy and, on adoption, forms part of the development plan for West Berkshire.

Burghfield Common

Policy HSA16: Land adjoining Pondhouse Farm, Clayhill Road (site reference BUR015)

This site has a developable area of approximately 3.5 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 100 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Clayhill Road.
- The scheme will be supported 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 species are not adversely affected
- The scheme 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.
- The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.
- The scheme will comprise a development design and layout that will:
 - Front the road to allow proper integration with the existing built form.
 - Be informed by a Landscape and Visual Assessment which will include measures to:
 - Protect and if necessary strengthen the existing landscaping to the adjacent development.
 - Protect and enhance the landscape edge to the south east of the site and seek opportunities to reconnect Clayhill Copse and Pondhouse Copse through landscaping.
 - Create views out of the development to the north and south east.
 - Create a new gateway to Burghfield Common to its north, integrating the development to the north of Clayhill Road.
 - Ensure a 15m buffer to ancient woodland to the south east and retain existing woodland on the site
 - Provide footpaths and cycleways to serve the site, enabling connections to the existing network of footpaths and local routes in the surrounding housing areas to increase permeability.
 - Protect the water course along the south eastern boundary of the site.

Delivery and Monitoring

This 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.

Policy HSA17: Land to the rear of The Hollies Nursing Home and Land opposite 44 Lamden Way (site references BUR002, 2A and 004)

These sites are being considered together as one site and have a developable area of approximately 2 hectares. The sites should be masterplanned comprehensively in accordance with the following parameters:

- The provision of approximately 60 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Reading Road, with a potential secondary access from Stable Cottage.
- The scheme will be supported 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 species are not adversely affected
- The scheme will be informed by a Flood Risk Assessment (FRA) to take into account surface water flooding and advise on any appropriate mitigation measures.
- The scheme will comprise a development design and layout that will:
 - Limit the developable area to the west of the site to exclude the areas of existing woodland.
 - Be informed by a Landscape and Visual Assessment which will include measures to:
 - Reflect the semi-rural edge of Burghfield Common through appropriate landscaping.
 - Provide a buffer of 15 metres to the areas of ancient woodland to the west of the site and provide appropriate buffers to the rest of the TPO woodland.
 - Provide an appropriate landscape buffer on the part of the site that is adjacent to The Hollies to minimise any impact on the residents.
 - Explore options to provide footpath and cycle links to existing and proposed residential development to increase permeability to other parts of Burghfield Common.

Delivery and Monitoring

This site is expected to start 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 Boundaries

The settlement boundary of Burghfield Common has been redrawn to include the developable areas of allocated site BUR002/002A/004 and BUR015 and to exclude the area of woodland in the north west corner of Burghfield Common (Hollybush Lane). These changes are shown on the Proposals Map.

Mortimer

Mortimer is a Rural Service Centre within the East Kennet Valley, meaning that it will be a focus for development in this area. Two options were considered through the preferred options consultation:

- (1) Stratfield Mortimer is given a housing number of at least 100 dwellings and allocates sites for development through the NDP, in conformity with the policies of the Core Strategy.
- (2) West Berkshire Council allocates sites to fulfil the housing requirement.

Representations through the preferred options consultation as well as further discussions with the neighbourhood planning group have led to Option 1 being taken forward. The NDP for Stratfield Mortimer is therefore allocating a site/s to fulfil the requirement set out above with the intention of providing 110 dwellings. The NDP is well progressed, and when adopted, will form part of the development plan for West Berkshire. The NDP will also include a review of the settlement boundary of Mortimer.

Development in Stratfield Mortimer

110 houses will be identified through the Neighbourhood Development Plan (NDP) for Stratfield Mortimer.

The Council will positively support Stratfield Mortimer Parish Council to identify the most appropriate way of meeting this requirement through the NDP including the allocation of a suitable site/s and a review of the Settlement Boundary.

The delivery of the NDP will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall through the DPD process if the NDP is not adopted within 2 years of the adoption of the Housing Site Allocations DPD.

Woolhampton

Policy HSA18: Land to the north of the A4 (site reference WOOL006)

This site has a developable area of approximately 1 hectare and will be delivered in accordance with the following parameters:

- The provision of approximately 30 dwellings.
- The site will be accessed to the east of the site away from the entrance to Watermill Court.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected. Development on the site will not adversely affect the Site of Special Scientific Interest (SSSI) to the south of the site and a Habitats Regulations Assessment will be required to accompany any future planning application
- The scheme will comprise a development design and layout which will:
 - Be developed in an east/west orientation along the A4 to take into account the oil pipeline that crosses the site to the north.
 - Be designed to integrate with the adjoining built form.
 - Protects the public right of way that runs along the eastern boundary of the site.
 - Provides footpath and cycle linkages to the adjoining development to increase permeability.
- The retention of the area to the north as wildlife habitat / open space
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

Delivery and Monitoring

This 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 Boundaries

The settlement boundary of Woolhampton has been redrawn to include the developable area of allocated site WOOL006 and to include WOOL002 (site too small to allocate). These changes are shown on the Proposals Map.

Spatial Area – North Wessex Downs AONB

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers almost three quarters of the District and is an area where the landscape is managed to conserve and enhance its natural beauty, in accordance with its national designation. It has a rich historical legacy and wealth of important environmental and heritage assets. The settlement pattern is one of dispersed villages and small towns that have a strong sense of identity.

The Core Strategy proposes appropriate sustainable growth to support the local communities and the rural economy, with development focused on the Rural Service Centres and Service Villages.

The Core Strategy sets out a housing requirement of up to 2,000 new homes in the AONB between 2006 and 2026. Provision of this scale of housing is subject to the overarching objective for the AONB to conserve and enhance its special landscape qualities. Landscape assessment work has therefore been a key part of the site assessment process.

Within the North Wessex Downs AONB there are three Rural Service Centres. In the western part of the AONB, development will be focused in Hungerford and Lambourn. Hungerford is considerably larger than Lambourn and has a town centre with a range of facilities and services providing for the town and surrounding area. Lambourn performs a more local level role, with a particular emphasis on the needs of the equestrian industry.

Pangbourne, in the east, is a thriving community which has an important role as a service centre for the eastern areas of the AONB. Opportunities for development outside the current settlement boundary are constrained by environmental considerations and will restrict the amount of housing growth to take place in Pangbourne.

There are six Service Villages in the AONB which provide a range of services to their communities and the surrounding areas. These service villages will generally have only a limited amount of new development depending on their role and function and the availability of sites. In Compton, the site of the Pirbright Institute was identified through the Core Strategy as an opportunity site for larger scale development. There is an SPD adopted which sets out detailed guidance for the redevelopment of this brownfield site.

Hungerford

Policy HSA19: Land east of Salisbury Road (site reference HUN007)

The site has a developable area of approximately 5 hectares. The development will be delivered in accordance with the following parameters:

- The provision of approximately 100 dwellings with a mix of dwelling sizes and types.
- The site will be accessed from the A338, with a widening of the footway alongside the A338 to the site.
- The retention and enhancement of the existing footpath link from the site to the town centre and the provision of additional footpath and cycleway links to locations including the schools and leisure facilities.
- The scheme 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.
- The retention of the Public Right of Way through the site
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2011) and will include:
 - The creation of a woodland buffer to define the new edge of the settlement
 - Careful design to enhance the gateway approach to Hungerford and to respect the site's semi-rural location.
 - The retention of views through the site to the wider landscape
 - The retention of existing mature tree cover
- The scheme will comprise a development design and layout that will be further informed by a full and detailed Landscape Visual Impact Assessment (LVIA).

Delivery and Monitoring

This 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

The settlement boundary of Hungerford has been redrawn as follows:

- Boundary moved around the developable area of allocated site HUN007.
- Boundary altered to include existing development at Smitham Bridge Road/North Standen Road
- Boundary altered to follow curtilage along the canal to the west of Hungerford.

- Boundary altered to include HUN021 (site too small to allocate and has planning permission for 2 dwellings).

These changes are shown on the Proposals Map

Lambourn

Policy HSA20: Land adjoining Lynch Lane (site reference LAM005)

The site has a developable area of approximately 3 hectares. This area takes into account the existing constraints on the site, including flood risk, impact on the SSSI/SAC and outcomes from the Landscape Sensitivity Assessment (2011). Depending upon further technical work to be carried out at the planning application stage this developable area could reduce further.

The development will be delivered in accordance with the following parameters:

- The provision of approximately 60 dwellings, to be delivered at a low density in keeping with the surrounding area. The development should ensure a mix and type of dwellings appropriate for the local area, taking into account the needs of the racehorse industry.
- To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane, with additional access points to be delivered via The Park and/or Essex Place. To enhance permeability through the site it is preferred to have more than one access serving the development. In addition, connections for pedestrians to link the existing housing with the development will be provided.
- Public Rights of Way and Bridleway improvements will include improvement of the pedestrian/bridle link between Lynch Lane and the village centre, and improved connectivity between Lower and Upper Lambourn.
- Development on the site will not adversely affect the adjacent SSSI/SAC and a Habitat Regulations Assessment will be required to accompany any future planning application.
- Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of a Phase 1 Habitat Survey it is considered that no development shall take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m).
- 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 species are not adversely affected.
- The scheme will comprise a development design, layout and capacity that is in accordance with the Landscape Sensitivity Assessment (2011) and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

- Development will not take place within Flood Zones 2 and 3 including essential infrastructure and water compatible development. The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SUDS on the site, along with necessary mitigation measures.
- Development should 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.
- Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy would be particularly useful for this site.

Delivery and Monitoring

This 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.

Policy HSA21: Land at Newbury Road (site reference LAM015)

The site has a developable area of approximately 0.6 hectares. This area takes into account the outcomes of the Landscape Capacity Assessment (2015).

The development will be delivered in accordance with the following parameters:

- The provision of approximately 5 individually designed dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting Newbury Road.
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - ensuring development is contained on the lower ground with open space being retained on the higher ground.
 - the provision of a hedge with hedgerow trees to contain the housing. This should be provided along the far north eastern boundary, continuing along the south eastern boundary to link with garden planting of the development.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Individual accesses will be provided from Newbury Road in keeping with the adjacent pattern. Given the topography of the site the design of individual access points/driveways will need to be carefully considered.
- The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SuDS on the site, along with appropriate mitigation measures to protect the River Lambourn SSSI/SAC.
- A SuDS scheme would need to be provided as part of any planning application, along with appropriate mitigation measures to protect the River Lambourn SAC/SSSI e.g. possibly petrol/oil receptors.
- Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy would be particularly useful for this site.

Development will be informed by an archaeological assessment in the form of a geophysical survey followed by trial trenching if necessary.

Delivery and Monitoring

This 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

The settlement boundary of Lambourn has been redrawn as follows:

- Boundary moved around the developable area of allocated site LAM005 (Land adjoining Lynch Lane).
- Boundary altered to the south of Lambourn to include property called Tumble Wind.
- Boundary altered to the south east of Lambourn to include existing development at Francomes Field.
- Boundary altered to the south east of Lambourn to include development along Newbury Road, including the developable area of allocated site LAM015 (Land at Newbury Road).

These changes are shown on the Proposals Map

Pangbourne

Policy HSA22: Land north of Pangbourne Hill and west of River View Road (site reference PAN002)

The site has a developable area of 2.4 hectares which is based on the outcomes of the Landscape Assessment. The development will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings, comprising family homes.
- The site will be accessed from Pangbourne Hill.
- The provision of footpath links including linking into the existing footpath on the north side of Pangbourne hill to provide a safe pedestrian route from the development into Pangbourne.
- An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.
- The scheme will be informed by a flood risk assessment that takes into account the adjacent area at risk from surface water flooding and the provision of SuDS.
- Given the location of the site in Source Protection Zone 1 (SPZ) consideration of the safeguards required to protect groundwater from contamination will be required.
- The site will be developed in accordance with the Landscape Assessment (2011) and will include:
 - A mass and scale of development that is not visually intrusive and does not detract from views of the Thames Valley and the Chilterns
 - The western boundary planted with a linear woodland designed to respect the local topography and vegetation pattern and contain the settlement
 - Maintaining the continuous bank and tree cover along Pangbourne Hill.
 - The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breendon Estate.
 - A layout that works with the grain of the topography and be restricted to lower slopes below the 75m AOD contour, or 70m AOD where the site is more visually exposed.

- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

Delivery and Monitoring

This 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

The settlement boundary of Pangbourne has been redrawn to include the developable area of allocated site PAN002 (as set by the Landscape Assessment) and to include existing development at Hartslock Court to the north west of Pangbourne. These changes are shown on the Proposals Map.

Bradfield Southend

Policy HSA23: Land off Stretton Close (site reference BRS004)

The site has a developable area of 0.58 hectares, taking into account the outcomes of the Landscape Assessment. The site will be delivered in accordance with the following parameters:

- The provision of approximately 10 dwellings in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area
- Access to the site will be provided from Stretton Close
- A flood risk assessment will be required to inform the delivery of the site as the site lies adjacent to an area of surface water flood risk and there was standing water on the site during the flooding of January/February 2014. This FRA will also inform mitigation measures including the provision of SuDS.
- An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The retention and enhancement of the existing tree belt and woodland group in the north western corner
 - The retention of the small woodland group in the eastern corner
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

Delivery and Monitoring

This 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

The settlement boundary of Bradfield Southend has been redrawn to include the developable area of allocated site BRS004 and to include site BRS002 (site too small to allocate). These changes are shown on the Proposals Map.

Chieveley

Settlement Boundary

The settlement boundary of Chieveley has been redrawn as follows:

- Boundary altered to include development at track off Downend Lane to north of Chieveley (includes CHI016 site too small to allocate)
- Boundary altered to removed former Bardown Site to west of Chieveley as planning permission has lapsed and no sign the site will come forward for development
- Boundary altered to include existing development at Barton Copse to east of Chieveley
- Boundary altered to include existing development (including dwellings curtilage) at The Green to west of Chieveley
- Boundary altered to include site CHI010 (site too small to allocate)
- Boundary altered to west of Chieveley to include follow dwellings curtilage to west of Chieveley at The Collage, Manor Lane and Manor Lodge, Church Lane.
- Boundary altered at Chieveley primary school to only include the school buildings.
- Boundary altered to south of Chieveley at Green Lane to follow curtilage of dwellings. Includes sites CHI017 and CHO001.

These changes are shown on the Proposals Map.

Compton

Policy HSA24: Pirbright Institute Site, High Street (site reference COM004).

A Supplementary Planning Document (SPD) has been adopted for the site and this sets out a detailed framework to guide its future development. The SPD can be found at www.westberks.gov.uk/spd.

The site has a developable area of approximately 7 hectares, which is set out within the adopted SPD and is based on the outcomes of the Landscape Framework (2012) and Flood Risk Study (2012) including the exclusion of the far northern part of the site and part of the site to the south.

The site is to be comprehensively redeveloped delivering a residential led mixed-use scheme with a mix of employment floorspace, green infrastructure and community uses in accordance with the adopted SPD. Redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village, as well as the wider landscape.

In addition, the development will be delivered in accordance with the following parameters:

- The development will be residential-led with the provision of approximately 140 dwellings, delivering an appropriate mix of dwelling sizes and types which conserve and enhance the character of Compton. An element of employment floorspace will be replaced within the site.
- A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs.
- Should the hostel site (off Churn Road) come forward for development in a timely manner with the allocated site, it must form an integrated element of the developable area.
- The overall density of the site will reflect the character of Compton. The northern part of the developable area (known as Area B) will be built to a lower density than the southern part (known as Area C) so as to reflect the built form pattern on the northern edge of the village and to prevent an adverse impact on the AONB.
- The existing access from the High Street will form the main access to the development with potential for a minor access from Churn Road. The rural character of Churn Road and Hockham Road will be retained and highway improvements should therefore be limited.
- Improvements will be necessary to the footways that front the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road.

- Footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. The opportunity to reinstate the former east/west footpath through the site should be explored.
- A phase 1 contamination report and a preliminary risk assessment will be required and may lead to subsequent reports being required. In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. Any remediation will need to take in to account any plans or preferences for infiltration SuDS infrastructure in the proposed development.
- The scheme 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 species are not adversely affected.
- An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.
- A flood risk assessment (FRA) will be required that should cover infiltration testing and details of SuDS to be implemented, together with groundwater modelling. A sequential approach to development on the site will be followed:
 - No development will be permitted within Flood Zones 2 and 3, including essential infrastructure and water compatible development.
 - In accordance with the Flood Risk Study (2012) only less vulnerable land uses, water compatible or critical infrastructure development in accordance with the NPPF would be appropriate below the 103m AOD line, and more vulnerable land uses above this line, unless detailed modelling indicates otherwise.
- Land to the north of the site (known as Area A) will be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. The landform will be carefully modified to remove incongruous features, as informed by the Landscape Framework (2012).
- The site will comprise a development design and layout that is in accordance with the adopted SPD for the site and is informed by a full detailed Landscape and Visual Impact Assessment (LVIA). This will include the protection of the area to the north (known as Area A) as outlined above and the retention of the cricket ground (as a community use) as Green Infrastructure.

Delivery and Monitoring

The commencement of the development on this site is dependent on the closure of the Institute and any necessary remedial works. It is therefore likely to be after 2020/21. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

The settlement boundary of Compton has been redrawn to include the developable area of allocated site COM004, the hostel site off Churn Road and the cricket ground. These changes are shown on the Proposals Map.

Hermitage

Policy HSA25: Land off Charlotte Close (site reference HER001)

The site has a developable area of approximately 0.8 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- The site will be accessed via Station Road with the provision of linkages through the site to HER004 (Land to the south east of the Old Farmhouse).
- A Flood Risk Assessment (FRA) will be required as the site falls within an area at risk from surface water flooding with a small part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme.
- An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented to ensure any protected species will not be adversely affected.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The protection and enhancement of the tree line along Station Road and other on-site trees.
 - The protection and enhancement of the hedgerow along the eastern boundary.
 - The maintenance of the views through and over the built form to the woodland beyond.
 - It is expected that the site is developed comprehensively with HER004 (Land to the south east of The Old Farmhouse) to ensure an integrated development. Both sites should ensure a consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

Delivery and Monitoring

This 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.

Policy HSA26: Land to the south east of The Old Farmhouse (site reference HER004)

The site has a developable area of approximately 0.5 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 10 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The protection and enhancement of the existing tree belt.
 - The provision of landscaping along south eastern boundary of the developable area.
 - It is expected that the site is developed comprehensively with HER001 (Land off Charlotte Close) to ensure an integrated development. Both sites should ensure a consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Access can be provided off Station Road if the site is developed in conjunction with HER001. An additional access to the site can be obtained via Lipscomb Close, with the provision of linkages through the site to HER001 (Land off Charlotte Close).
- A Flood Risk Assessment (FRA) will be required as a small part of the site falls within an area at risk from surface water flooding with a large part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme.
- An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.

Delivery and Monitoring

This 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

The settlement boundary of Hermitage has been redrawn as follows:

- Boundary moved to include developable area of allocated sites HER001 and HER004 taking into account the outcomes of the Landscape Sensitivity Assessment (2009).
- Boundary altered to west of Hermitage to follow the road, and include dwellings accessed from The Old Nursery.
- Boundary altered to west of Hermitage to follow the dwelling curtilage at Oak Ville and Buck Wood Lodge, Hampstead Norreys Road.
- Boundary altered to north of Primary school to include school buildings.
- Boundary altered to north east of Hermitage to include curtilage of existing dwellings at Pinewood Crescents and Rowlock Gardens.

These changes are shown on the Proposals Map.

Kintbury

Policy HSA27: Land to the east of Layland's Green (site references KIN006 and KIN007).

The sites, when considered together, have a developable area of approximately 0.5 hectares. They will be delivered together comprehensively in accordance with the following parameters:

- The provision of approximately 10 dwellings in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area.
- Vehicular access to the site will be obtained from Layland's Green.
- Footway provision will be expected along Layland's Green to join the site with the existing footway to the north.
- The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - The protection and enhancement of existing landscape features including boundary hedgerows and trees.
 - Appropriate buffers to be provided to protect the woodland Tree Preservation Order in the north and the treed boundary to the south.
 - The development of the pit in the north of KIN007 into a permanent pond as part of a SuDS scheme
- The development design and layout will be further informed by a full detailed landscape and visual impact assessment.
- Two dwellings will front Layland's Green to integrate the development into the existing street scene.
- A Flood Risk Assessment (FRA) will be required for the site, given that the area is underlain with clay and the site lies within a groundwater vulnerability zone. This will include appropriate flood mitigation measures, including SuDS required.
- A methodology for foundation design will be required as the area is underlain with clay.
- The scheme will be informed by an extended Phase 1 habitat survey with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. This will include a corridor left for newts along the northern boundary. Development will be expected to contribute net gains for biodiversity given that the site is within a Biodiversity Opportunity Area.

- The scheme will be informed by a phase 1 contamination report with further detailed reports arising from that as necessary, due to the old brick and tile works at Kiln Farm.

Delivery and Monitoring

This 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

The settlement boundary of Kintbury has been redrawn to include the developable area of allocated site KIN006 and 007 and to include the two additional dwellings of Albany and Villa Real along Layland's Green. These changes are shown on the Proposals Map.

Section 3

Gypsy and Traveller Accommodation Need in West Berkshire

Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. In March 2015, a GTAA was carried out by independent consultants (Opinion Research Services) to establish the future need for Gypsy and Traveller site provision within West Berkshire. The study used a joint methodology agreed by other Berkshire authorities and has been used to inform the quantity and type of sites allocated in this Plan.

Duty to Co-operate

West Berkshire Council has focussed on meeting its needs identified in the Gypsy and Traveller Accommodation Assessment (GTAA) which was prepared using a joint methodology agreed by other Berkshire councils. The Council proposes to meet the identified need for Gypsies and Travellers as well as a need for Travelling Showpeople. The Council does not rely on neighbouring authorities to meet any accommodation needs and has not been asked to assist in meeting needs from neighbouring authorities.

Existing Provision

The GTAA identified 3 existing sites in West Berkshire with planning permission, accommodating 43 permanent pitches (however 2 pitches were unavailable at the time of the study due to flooding) and 15 transit pitches for Gypsies and Travellers. In addition, there was 1 unauthorised pitch. There are also 4 existing plots for Travelling Showpeople.

Future Requirements

The GTAA study assessed the future need for permanent and transit Gypsy and Traveller sites and site provision for Travelling Showpeople. The needs of those on existing sites were considered as part of the study. The needs were assessed over a 15 year period from 2014 to 2029.

The assessed need shows a net additional requirement for 17 permanent pitches for Gypsies and Travellers and a net additional requirement of 24 plots for Travelling Showpeople.

No requirement for transit pitches was identified. Evidence in the GTAA shows that there are only a small number of roadside encampments each year and the one existing transit site at Paices Hill is not fully occupied. No further transit provision was recommended by the assessment.

Gypsy, Traveller and Travelling Showpeople Accommodation Need 2014-29.

	2014-19	2019-24	2024-29	Total
Gypsy and traveller permanent pitches	4	6	7	17
Travelling showpeople plots	20	2	2	24

Site Allocations for Gypsies and Travellers and Travelling Showpeople

This Housing Sites Allocations DPD allocates two sites to meet the accommodation needs for Gypsy, Travellers and Travelling Showpeople. In addition, an area of search has been allocated to meet the longer term needs for Gypsies and Travellers. Over the period of the Plan, these sites will meet the total accommodation requirement of 17 permanent pitches for Gypsies and Travellers and 24 plots for Travelling Showpeople.

The Approach to Site Selection

Core Strategy Policy CS7 criteria are used in determining the suitability of sites coming forward through the planning application process. These criteria were used to assess the sites considered for meeting Gypsy and Traveller accommodation needs. An SA/SEA was then undertaken on sites where appropriate.

Through this site selection process the following sites are allocated:-

- New Stocks Farm, Paices Hill, Aldermaston (GTTS5)
- Longcopse Farm, Enborne (GTTS2)
- Clappers Farm Area of Search (GTTS6)

A further policy TS4 sets out detailed requirements which are required for development on each of the sites coming forward for this use.

Site Allocations

Policy TS1 New Stocks Farm, Paices Hill, Aldermaston (GTTS5)

Site type: Gypsy and Traveller site

Number of pitches: 8 permanent

Timescale: Within 5 years

Proposals for this site should:

- replace 8 existing transit pitches on the south east part of the New Stocks Farm site
- provide a design, layout and siting plan
- be accessed from the existing access
- demonstrate appropriate safeguards to prevent the pollution of ground and surface water
- provide a Sustainable Urban Drainage assessment
- have due regard to the provisions of Policy TS4 `Detailed Planning Considerations`.

The site shall only be occupied by those persons who meet the definition of Gypsies and Travellers.

Supporting Text

This site of approximately 0.15 hectares is located within the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). This allocation will convert 8 of the existing transit pitches to 8 permanent pitches. Therefore the overall number of pitches will remain at 39.

The site will be accessed off Paices Hill through the existing site entrance. The site is located less than 1km to Tadley which hosts a variety of services and facilities including schools and shops, and employment areas (Calleva Park and Young's Industrial Estate) are also in close proximity. Most of the surrounding uses are commercial. The site is not located within a flood zone and there is no evidence of flood risk issues on the site. The site is located within the inner consultation zone for AWE Aldermaston.

Delivery and Monitoring

The site is expected to be delivered within 5 years and to fulfil the identified need for Gypsy and Traveller accommodation for the first 5 years of the plan and for all but 2 pitches of the following 5 years up to 2024, as identified within the GTAA (2015). The delivery of the site will be monitored and reported in the Council's AMR.

Policy TS2 Longcopse Farm, Enborne (GTTS2)

Site type: Travelling Showpersons site

Number of plots: 24

Timescale: 20 plots to be delivered within 5 years, the remaining 4 plots later in the plan period

Proposals for this site should:

- provide a design, layout and siting plan together with a Landscape and Visual Impact Assessment

- provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland and demonstrate how it would assist in breaking up and screening of the built area and along the road access to the site
- include a Transport Assessment identifying the highway improvements to be agreed with the Highways Authority, to Wheatlands Lane including achieving appropriate sight lines at the existing access point to Wheatlands Lane and road widening or passing places east of the site
- provide a minimum of a 15m landscaped buffer to Long Copse Wood, a 10m woodland buffer along the northern and western boundaries of the site to link to Long Copse Wood and tree planting along the southern boundary of the site. This must be in place before the occupation of the site.
- locate the plots and associated development infrastructure together closely relating to the existing buildings at Long Copse Farm and to minimise impact on existing residential properties, with the remaining area of the site being retained in agricultural use
- provide a layout showing the residential, maintenance and storage activities proposed on the site
- demonstrate appropriate safeguards to prevent the pollution of ground and surface water
- provide a Sustainable Urban Drainage assessment
- have due regard to the provisions of Policy TS4 `Detailed Planning Considerations`.

No caravans will be permitted within Flood Zones 2 and 3 at the northern edge of the site.

The site shall only be occupied by those persons who meet the definition of Travelling Showpeople.

Supporting Text

The site is located in Enborne to the west of Wash Common. This is an existing site of 19.8 hectares, accommodating four existing caravans for Travelling Showpeople and the storage of equipment associated with Zippos Circus. It is proposed that the requirement for 24 plots for Travelling Showpeople identified within the GTAA could be accommodated on this site on an area of approximately 4.4 hectares.

The site adjoins areas of woodland which are designated Local Wildlife Sites but the site is largely in agricultural use with the exception of the existing area accommodating Travelling Showpeople and associated storage. The site is outside of an existing settlement and is rural in character. There are no residential properties immediately adjacent to the site. Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will therefore be limited.

The northern most part of the site is within Flood Zones 2 and 3 and a stream runs along the western and northern boundaries of the site. Development on the flood zone area must be avoided.

The site is contained to the east by Long Copse and to the north by an area of woodland, with views to properties to the west.

Delivery and Monitoring

The site is expected to deliver 20 plots within 5 years, and the remaining 4 plots to be delivered later in the plan period to fulfil the requirement for the 24 plots for Travelling Showpeople identified within the GTAA (2015). The delivery of the site will be monitored and reported in the Council's AMR.

TS3 Clappers Farm Area of Search (GTTS6)

Site type: Gypsy and Traveller site

Number of pitches: up to 9 permanent

Timescale: After 2021

Proposals for developments coming forward within the area of search should:

- have due regard to the provisions of Policy TS4 `Detailed Planning Considerations`.

The site shall only be occupied by those persons who meet the definition of Gypsies and Travellers.

Supporting Text

The preferred options consultation identified a site located on the junction of Bloomfield Hatch Lane and Cross Lane for a proposed allocation for Gypsy and Travellers. However, the site forms part of a much larger Council landholding and further work is now being undertaken to examine the whole landholding with the intention of identifying the best site for this development, within the context of securing the optimum solution of making provision for Gypsies and Travellers, securing a viable future for the landholding and for residential amenity.

The site at New Stocks Farm, Paices Hill, will meet the need over the first 5 years of the Plan and for all but 2 pitches of the following five years up to 2024. The site at Clappers Farm is therefore needed to come forward later in the plan period after 2021 for up to 9 pitches. Further work is being undertaken to identify a suitable site on the Clappers Farm area of search, with a view to including a site allocation through the new Local Plan. The intention therefore whilst this work is being undertaken is to allocate the whole Council landholding as an area of search in this Housing Site Allocations Plan.

The Clappers Farm landholding is approximately 2.5km from Spencers Wood and 4km from Mortimer, both of which have services and facilities including shops and schools. The nearest primary school is less than 1.5km from the site (within

Wokingham Borough). The area is outside of any existing settlement and is rural in character, although there are scattered residential properties around the landholding.

Delivery and Monitoring

The site is not required to be delivered until after 2021. If an appropriate area can be identified within the area of search, the implementation and delivery will be monitored and reported in the Council's AMR.

Detailed Planning Considerations

To give clarity on the supporting information expected from development proposals a detailed planning considerations policy is included. This policy supplements the detailed provisions for each of the sites set out in policies TS1-3.

TS4 Detailed Planning Considerations

Proposals for development will be expected to comply with policies within the West Berkshire Development Plan and have regard to guidance outlined in the Government's good practice guide on Designing Gypsy and Traveller Sites where appropriate. In addition proposals will:-

- Provide an integrated water supply and drainage strategy in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to SACs and river and wetland SSSIs; and
- Incorporate appropriate vehicle access and turning space; and
- Include appropriate landscaping proposals, retaining and incorporating key elements of landscape character into the site design; and
- Be well designed and laid out with amenity buildings which are appropriately located and constructed of sympathetic materials; and
- Provide a mix of residential and business use where appropriate; and
- Provide a flood risk assessment in accordance with Policy CS16 of the adopted Core Strategy; and
- Demonstrate that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage methods (SuDS); and
- Include measures to improve accessibility by, and encourage use of, non-car transport modes. These measures should be set out in a Travel Plan for the site; and
- Identify internal walking routes and show how they will be linked to existing routes including the Public Rights of Way network. They will also take advantage of the landscape features of value within the site. Opportunities to improve external routes to services and facilities will be sought; and
- Identify measures to be provided to mitigate the impact of development on the local road network as identified by a site specific Transport Assessment or Transport Statement ; and

- Identify appropriate green space/green infrastructure in line with the Council's adopted standards as set out in Policy RL1 of the Local Plan 1991 – 2006 (Saved Policies 2007); and
- Provide necessary infrastructure to meet the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards; and
- Provide a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual impact Assessment* 3rd ed. 2013. This will inform the development design and layout of the site and requirements for green infrastructure; and
- Provide 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 species are not adversely affected.
- Provide appropriate mitigation to offset impact on key species and habitats through appropriate buffering, on-site mitigation and off-site compensation measures; and
- Provide a design, layout and siting plan for the development.

Supporting Text

Applicants should take into account the requirements of the policy relating to each of the site allocations and the requirements of Policy TS4. Pre –application discussions are encouraged. Proposals for rural exception sites for travellers will be considered under Countryside Policy 2.

Proposals for sites other than those listed in this Plan for accommodating identified needs for Gypsies and Travellers, will be considered against Core Strategy Policy CS7 and TS4 above. Existing sites for authorised Gypsy, Traveller and Travelling Show people should be retained for the use of these groups unless it has been established that these sites are no longer required.

Section 4: Housing in the Countryside

Introduction

As 90% of the District is rural in character and 74% is also within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) the Council is aware of its responsibility to ensure, through its planning policies, the conservation and enhancement of the unique landscape character and environmental qualities that define West Berkshire. Approximately 64,000 or 44% of the total population of West Berkshire live in the rural areas, both inside and outside the AONB.

In comparison the surrounding urban areas of Reading, Newbury, Basingstoke, Andover, Swindon and Didcot have a total population of over 1.2 million. The rural area, with its attractive environment and close proximity to these centres, and with excellent transport links to other major urban areas, including London, is under constant pressure for new development.

The Council needs to encourage and support a thriving rural economy whilst at the same time protecting the area from harmful development.

Planning Context

The countryside housing policies are set within the context of the NPPF and the adopted Core Strategy, and supported by other relevant documents such as the North Wessex Downs AONB Management Plan⁴.

The Core Strategy proposes appropriate and sustainable growth within the AONB, with housing focussed on the rural service centres and service villages with an emphasis on meeting local housing needs. Core Strategy Policy Area Delivery Plan Policies 1, 4, 5, and 6 provide the context for all proposed residential development within and in the setting of the North Wessex Downs Area of Outstanding National Beauty by seeking to protect the impact on its special qualities and the natural beauty of the AONB landscape.

Cumulative impact is a particularly important consideration as incremental changes when viewed collectively can significantly change the character of the landscape. A particular landscape may be able to accommodate one newly built dwelling but if this is repeated on other sites in the locality, the overall effect could alter the landscape character of the area. Also, a seemingly minor development can have a major impact where for example, small cottages are replaced with much larger houses. There may be no increase in the number of dwellings but when existing small scale residential development, or agricultural buildings, are replaced with large houses, a scene that was once comprised of isolated agricultural workers cottages and barns set within open fields is urbanised and the rural character altered.

An assessment therefore has to be made of the sensitivity of the landscape to a particular type of change and the subsequent capacity of that area to absorb the change. For some areas, the character may be so fragile that new housing

⁴ [AONB Management Plan](#) 2014 -2019

development is not acceptable even on a small scale. There may also be a rare circumstance when a particular housing scheme is considered to be essential, even though it has an adverse impact. The approach to be followed is referred to in the NPPF and the Core Strategy.

Any major development in the AONB is restricted to exceptional circumstances and where it can be demonstrated to be in the public interest.

In the wider countryside, residential development will be restricted to the provision of rural workers accommodation, or the conversion or replacement of an existing dwelling. Where development impacts on the AONB, or its setting, an assessment will be needed of the impact on the special qualities and natural beauty of the landscape. Outside the AONB, permitted development rights are less restrictive than in the AONB.

Assessing the impact of development on landscape character

The term 'landscape character'⁵ covers the physical, visual, ecological, historical, access and recreational, cultural, economic and social issues which together make up our understanding and appreciation of external landscape surroundings. Assessing the impact of development on the character of the landscape, both within and outside the AONB, in accordance with Core Strategy policy CS 19, should be done through the use of Landscape Character Assessment (LCA). LCA is particularly valuable when looking at landscape sensitivity, whether that is:

- i. Overall sensitivity: the sensitivity of the landscape itself, irrespective of the type of change This is a combination of:
 - The sensitivity of the landscape resource (in terms of its character as a whole and the individual elements contributing to that character;
 - The visual sensitivity of the landscape, assessed through factors such as views, visibility, the number and nature of people perceiving the landscape and the scope for mitigating visual impact; or
- ii. Landscape sensitivity to a particular type of change: the interactions between the landscape, the way it is perceived and the nature of the type of change or development proposed.

Once the landscape sensitivity of an area is established then the capacity of that landscape to accommodate change can be established. Where appropriate, proposals for development should therefore be accompanied by a landscape and visual impact assessment which assesses both the landscape and the visual effects of the development proposed.

⁵ For the purposes of this DPD the Council has used the European Landscape Convention definition of landscape "An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." (Council of Europe 2000). It applies to all landscapes, towns and villages, as well as open countryside; and ordinary or even degraded landscapes, as well as those that are afforded protection. The ELC was signed by the UK Government in February 2006 and became binding from March 2007.

Housing in the Countryside Policies

Policy C1 Location of New Housing in the Countryside

There is a presumption in favour of development and redevelopment within the settlement boundaries of the following settlements:-

Aldermaston	Aldermaston Wharf	Beenham
Boxford	Burghfield Common	Bradfield Southend
Burghfield Bridge	Ashmore Green	Eastbury
East Garston	Stockcross	Boxford
Brightwalton	Brightwalton Green	East Ilsley
Streatley	Bradfield	Bradfield Southend
Enborne Row	Tadley/Pamber Heath	Peasemore
Greenham	Newbury	Thatcham
Tidmarsh	Pangbourne	Hungerford
Lambourn	Hampstead Norreys	Brimpton
Upper Basildon	West Ilsley	Leckhampstead
Wickham	Lower Basildon	Yattendon
Hermitage	Kintbury	Woolhampton
Chieveley	Compton	Mortimer
Theale	Cold Ash	Great Shefford
Tilehurst/Calcot/Purley		

There will be a presumption against new residential development outside of the settlement boundaries. Exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers and extension to or replacement of existing residential units. All proposals will need to satisfy the other policies in this section of the Plan. In settlements in the countryside with no defined settlement boundary, limited infill development may be considered where:-

- i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and
- ii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and
- iii. It does not extend the existing frontage; and
- iv. The plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality.

Planning permission will not be granted where a proposal harms or undermines the existing relationship of the settlement within the open countryside, where it contributes to the character and distinctiveness of a rural area, including the natural beauty of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.

Explanation

New development is easiest to assimilate when located within existing settlements. The overall spatial strategy and settlement hierarchy for West Berkshire is set out in Policy ADPP1 in the Core Strategy. The policy seeks to accommodate development in the most sustainable way, focussing the majority of development in settlements with existing facilities and services.

Policy ADPP1 makes reference to smaller villages with settlement boundaries which are suitable for limited infill development. These settlements are currently set out in saved policy HSG1 which will be replaced by Policy C1 upon adoption of this Housing Site Allocations DPD. The settlements within the settlement hierarchy will have revised settlement boundaries as a result of housing allocations stemming from this plan. The boundaries of other settlements will be considered in a future revision of the Local Plan.

Planning guidance advises that blanket policies restricting housing development should be avoided unless there is robust evidence on why this is necessary. The conservation and enhancement of the AONB and its setting and a recognition of the intrinsic character and beauty of the countryside whilst supporting rural communities within it are key considerations. However, there may be circumstances where limited infill development (one or two units) may be possible in settlements without a defined settlement boundary where it is appropriately located within a group of existing dwellings.

For all housing proposals in the countryside, the applicant should illustrate the appropriateness of the development within the rural context by providing the following supporting evidence;

- (i) an assessment of the landscape and visual effects of the proposals
- (ii) impact on the highway network both in terms of alterations to the existing highway and increase in all forms of traffic on the wider network
- (iii) measures proposed to provide for, or encourage, sustainable transport, pedestrian access to existing footpaths, and sources of sustainable energy
- (iv) plot size, curtilage and boundary treatments
- (v) the use of materials acceptable within the local architectural context
- (vi) impact on quality of dark skies with mitigation measures where required
- (vii) foul and surface water disposal
- (viii) landscaping including native species
- (ix) ground moulding, if any, with priority to retaining the natural slope

In the countryside, development is restricted. The exceptions are covered by the

remainder of the policies in this section of the DPD.

There may be a special circumstance, where a new home of truly outstanding design standards, reflecting the highest standards of architecture is proposed. These will be considered on their individual merits.

Policy C2 – Rural Housing Exceptions Policy

Small scale ‘Rural Exception’ Housing schemes will be permitted adjacent to rural settlements to meet a local housing need. Such schemes will respond to a need identified through a local needs survey for a parish or group of parishes. The affordable housing within the scheme must remain affordable in perpetuity.

Schemes must take into account the potential impact on the local character, its relationship with the existing settlement, the wider landscape and whether more sustainable alternatives are available locally.

Within the AONB and its setting, the overriding consideration will be the impact arising from the new development on its setting and special qualities and natural beauty of the landscape.

It is expected that rural exception sites will deliver 100% affordable housing. In some cases, a proportion of market housing may be acceptable where this enables the closing of a funding gap for the delivery of the affordable housing within the scheme. The market homes should be integrated with the affordable homes to form a single scheme. Where market housing is being used to financially support a Rural Exception Housing scheme, the following detailed evidence is required:

- (i) a financial appraisal demonstrating the viability of the scheme and the financial relationship between open market and affordable housing
- (ii) the measures being taken to ensure the use of the affordable housing is to meet local needs in perpetuity
- (iii) the relationship of open market housing to meeting local need, in terms of location, design, visual character, and type of accommodation.

Explanation

The rural exception sites policy relates to the provision of small scale sites⁶ to meet an identified local housing need associated with rural communities. There has to be a very strong case for allowing such development anywhere in the rural area, both inside and outside the AONB. The provision for other types of affordable housing is focussed in the main urban areas and rural service centres, alongside general housing development. Rural exception sites will not therefore be permitted in the countryside adjacent to these areas.

'Rural Exception Housing', is allowed for within the terms of the NPPF as an exception to policy. The schemes are intended to be small in scale and meet an identified need established in a parish housing needs study for affordable housing for a settlement or parish (or group of villages) to which the proposal relates. Local need is restricted to meeting the needs of households that have an existing connection with the area in accordance with the Council's Housing Allocations Policy⁷ and are unable to access housing without publicly funded financial assistance.

The Council encourages Parish Councils to have an up-to-date Housing Needs Survey and to work closely with the District Rural Housing Enabler who is able to provide advice on funding opportunities. Rural Exceptions Housing is subject to all the normal planning considerations. In addition, schemes should be well related to the existing settlement and care should be taken to ensure they do not result in isolated development in the countryside because of the impact on landscape character of the area and access for occupants to public transport, education and other essential facilities including for example, access to foul drainage infrastructure.

Supporting Evidence – Local Housing Needs Survey

Housing being brought forward on the basis of overriding local need must be accompanied by a statement setting out the evidence both of the need and to justify a particular location. The evidence must be sufficient to demonstrate that a genuine need exists, how the proposed development intends to meet that need and that all suitable alternative sites in the same locality have been considered that might have less impact and/or be more sustainable. The development must be designed and developed as part of one cohesive scheme.

A recent change in Government policy is that a Rural Exception Site may include an element of open market housing to help with funding the scheme. However, this must be clearly justified. If a rural exception scheme requires an element of market housing, there is a presumption that the development will have the least amount of open market housing required to help finance the scheme. The number of market houses will depend on the individual circumstances and assessed on a site by site basis. If open market housing dominates the housing mix, then the scheme no longer qualifies as Rural Exception Housing and will be contrary to policy. The proportion of market houses should be small in relation to the overall number of housing units proposed on the rural exception site. The Council will require open book accounting as part of any approval.

Supporting Evidence – Viability

The Council will require a detailed submission setting out why any open market housing element is necessary, how the scale of market housing proposed supports the funding of the rural exception housing and why alternative funding mechanisms have not been used, including Parish Receipts from CIL payments. The overriding

⁷ [Housing Allocations Policy \(HAP\) \[391kb\]](#)

consideration is the exceptional need for local affordable housing and it must be shown that the scheme provides housing for local households in perpetuity.

Policy C3 – Design of Housing in the Countryside

The design of new housing, including rural housing exception sites, conversions, extensions and replacement dwellings, must have regard to the impact individually and collectively on the landscape character of the area and its sensitivity to change.

Development should be designed having regard to the character of the area in which it is located taking account of the local settlement and building character. It should also have regard to Quality Design – West Berkshire Supplementary Planning Document, Conservation Area Appraisals and community planning documents such as Parish Plans and Town and Village Design Statements, the design principles set out in the North Wessex Downs AONB Management Plan and on the rural environment.

Explanation

It is essential that new development harmonises with any distinctive local characteristics. This does not prevent proposals for outstanding examples of modern design but the overriding consideration should be the impact on the landscape and on local character in accordance with Core Strategy policies CS 14 and CS 19.

The NPPF (paragraphs 56 to 68) stresses the importance of good design and the need for Planning Authorities to provide clear guidance within their plans without being over prescriptive:

‘.....should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.’

In assessing the development’s contribution to achieving high quality and inclusive design, the Council will take account of the Quality Design – West Berkshire Supplementary Planning Document⁸ and Conservation Area Appraisals which are useful references for all applicants. There are also a number of town, village and parish design statements which have been adopted by the Council which should be used to inform proposals for development in accordance with Core Strategy policy CS 19. The North Wessex Downs AONB Management Plan should inform proposals within the AONB.

In assessing the potential impact on local landscape particular regard will be had to the sensitivity of the landscape to the particular type of development being proposed and the capacity of that landscape to be able to accommodate that type of development without significant effects on its overall landscape character.

⁸ [Quality Design - West Berkshire SPD \(June 2006\)](#)

Supporting Evidence

Applicants are encouraged to provide the following verifiable evidence to support relevant proposals;

- (i) an assessment of the landscape and visual effects of the proposals
- (ii) impact on the highway network both in terms of alterations to the existing highway and increase in all forms of traffic on the wider network
- (iii) measures proposed to provide for, or encourage, sustainable transport, pedestrian access to existing footpaths, and sources of sustainable energy
- (iv) impact on the need for all forms of supporting infrastructure including social, medical and educational needs
- (v) plot size, curtilage and boundary treatments
- (vi) the use of materials and detailing acceptable within the local architectural context
- (vii) impact on any protected species and the measures being taken to avoid and mitigate such impact, together with any measures to enhance biodiversity
- (viii) impact on any historical or archaeological interests and the measures being taken to mitigate such impact
- (ix) impact on quality of dark skies with mitigation measures where required
- (x) flood risk assessment and mitigation where required
- (xi) foul and surface water disposal
- (xii) use of porous materials for all hard surfaces
- (xiii) tree survey, measures to protect existing trees and important hedgerows during and after construction works
- (xiv) landscaping including species and a planting schedule
- (xv) groundmoulding, if any, with priority to retaining the natural slope

It is important to reiterate the significance attached to cumulative impacts. When assessing an application, consideration will be given to the impact of the scheme taking into account existing, approved and proposed development in the same locality.

Policy 4 – Conversion of Existing Redundant Buildings in the Countryside to Residential Use

The conversion of existing redundant buildings to residential use will be permitted providing that;

- l) the proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration ; and

- II) the applicant can prove the building is genuinely redundant and a change to a residential use will not result in a subsequent request for a replacement building; and
- III) the environment is suitable for residential use and gives a satisfactory level of amenity for occupants; and
- IV) it has no adverse impact on; does not affect rural character and the creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and
- V) the conversion retains the character, fabric and historic interest of the building and uses matching materials where those materials are an essential part of the character of the building and locality; and
- VI) the impact on any protected species is assessed and measures proposed to mitigate such impacts:

Explanation

This policy applies to all existing buildings that are structurally sound including for example, community or educational facilities and agricultural buildings. However, not all buildings will be suitable for conversion, due to their unsuitable location, condition or appearance of the structure. It may be a relatively modern agricultural building of an inappropriate scale or material to be re-used for a dwelling. Where a building being converted is located within the AONB or its setting, it will be expected to make a positive contribution to enhancing the special qualities and the natural beauty of the landscape of the AONB.

For a building to be considered redundant, it is important that the original use of the building for that purpose no longer exists. If the building is performing an essential function and the conversion will lead to a request that a replacement building be provided elsewhere, now or within the foreseeable future, then the conversion will not be covered by this policy. A subsequent application for a replacement building may well be refused.

There is a difference between a building of sound construction that has until recently been used and a derelict or semi-derelict structure that is not of sound construction, such as a temporary farm building or domestic outbuilding. The policy only allows for the conversion and adaptation of sound permanent structures not for the redevelopment of derelict buildings, which would be classed as new residential development in the countryside and assessed against Policy C1.

Though redundant, where a building makes an important contribution to the local character and appearance of an area, great care will need to be exercised in the design of the conversion. The perceived contribution the building makes to the rural character of the area will need to be retained. It cannot be presumed that simply by being redundant, that the building can be converted to residential use.

Where, for example, a barn stands in an open field within the rural landscape, the

conversion to residential use can raise the issue of curtilage. The existing field boundaries should not necessarily be taken as the curtilage for a proposed residential use. There is a need to define a curtilage appropriate to the building as the change of use from agricultural use to domestic garden has a profound visual impact on the immediate surroundings and potentially on the wider landscape, depending on the location of the site. The building should be capable of being converted and accommodated into the existing landscape, without significant effects on the rural character of the area, including light pollution and the character of rural highways. It is expected that any building works will be relatively minor and will involve the use of matching materials.

There are Permitted Development⁹ Rights allowing the conversion of some buildings to residential use from other uses including shops and agricultural use. Some of the current PD rights are intended to be temporary. The latest position should be checked prior to seeking planning permission.

Where Permitted Development rights are being used, generally the Prior Notification procedure has to be followed. This essentially means notifying the Council of the intention to change the use and affording the Council the opportunity to request details of the scheme. It is advisable to seek professional advice or to contact the Council to discuss the relevant rules and requirements prior to commencing any development on site.

Policy C5– Housing related to Rural Workers

New dwellings in the countryside related to and located adjoining a rural enterprise will be permitted where:

- i. It is proven as essential to the continuing use of land and buildings for agriculture, forestry or a rural enterprise, ;
- ii. detailed evidence is submitted showing the relationship between the proposed housing and the existing or proposed rural enterprise and demonstrating why the housing is required for a full time worker in that location;
- iii. It is demonstrated that there are no suitable alternative dwellings available or that could be made available in the locality to meet the need. This includes those being used as tourist or temporary accommodation or existing buildings suitable for residential conversion. It must be shown why the housing need cannot be met by existing or proposed provision within existing settlement boundaries;
- iv. The financial viability of the business is demonstrated to justify temporary or permanent accommodation

⁹ Please see Appendix D

- v. The size, location and nature of the proposed dwelling is commensurate with the needs of the enterprise; and well related to existing farm buildings or associated dwellings
- vi. The development has no adverse impact on the rural character and heritage assets of the area and its setting within the wider landscape. Where it affects the AONB the impact on its special qualities and natural beauty of the landscape will be the overriding consideration;
- vii. No dwelling serving or closely associated with the rural enterprise has recently been sold or changed from a residential use or otherwise separated from the holding within the last 10 years of the application for a new dwelling or converted from a residential use.

Where a new dwelling is essential to support a new rural enterprise, temporary accommodation will normally be sought for the first 3 years. Any permission will be subject to a condition restricting the use of the property to persons employed within the rural enterprise.

Agricultural occupancy conditions will be retained unless demonstrated there is no continuing need, that appropriate marketing has been undertaken and that it cannot meet an existing local housing need.

Explanation

The rural economy plays an important role in the District, in providing employment and in managing the rural landscape. The Council encourages viable agricultural, forestry and other rural enterprises that support the delivery of a wide range of public benefits and sees them as essential to the maintenance of a thriving rural economy.

The Council's preference for rural workers accommodation is for such provision to be located in nearby towns or villages or in existing properties near to their place of work, which would avoid the need for new dwellings in the countryside. The Council accepts however that there may be cases where the nature and demands of the workers role require them to live at or very close to the work place. Such instances will be judged on the needs of the workplace and not the personal preferences of the specific individuals.

Where new businesses are being set up, there is a need for the financial viability of the business to be demonstrated before a permanent dwelling is considered. A period of 3 years allows time for a business to establish and justify the development of a permanent dwelling to meet an essential need. A temporary dwelling to meet an essential need can be sought in this initial period.

The District is known for its links with the equestrian and racehorse industry, with Newbury Racecourse located on the edge of Newbury. The racehorse breeding and

training industry is a particularly important part of the local rural economy, with the Lambourn area a nationally important location. This type of development is covered in Core Strategy Policy CS 12. The Council wishes to retain and support the expansion of this industry and its related specialist breeding and veterinary facilities and in accordance with Policy CS 12 will support the provision of new residential accommodation where it is shown to be essential.

Where new stabling or breeding facilities are proposed, together with residential accommodation, financial viability will need to be demonstrated together with supporting evidence to show the new facility has sufficient need to require a worker to be permanently living on the site in the long term. It should be noted that a restricted occupancy condition may be applied.

Many people work in rural areas in offices, schools, workshops, garages and garden centres but it is unlikely that they will have an essential need to live permanently at or near their place of work. Being employed in a rural location is not sufficient to qualify as a rural worker with an essential housing need.

The Council is mindful of the impact that proposed rural workers houses can have on the landscape and the potential impacts on biodiversity, particularly where the provision of housing involves the conversion of an existing building. The requirements within Core Strategy policies CS17 Biodiversity and Geodiversity and CS19 Historic Environment and Landscape Character will therefore apply.

Suitable alternative buildings that should be considered before creating a new dwelling unit, are existing vacant residential buildings or buildings suitable *for* conversion to residential use. Where an agricultural occupancy condition has been applied this will not be relaxed unless it is clear that there is no longer a continuing need for the accommodation in the local area by persons employed or last employed in the agricultural sector. Appropriate marketing will need to have been undertaken and it will need to be shown that the property cannot meet another local housing need.

The creation of new curtilages associated with new dwellings and their boundary treatment can also impact on the rural character of the area. Details will be required of the way the boundaries are to be established.

Policy C6 – Extension of Existing Dwellings within the Countryside

There is a presumption in favour of proposals for the extension of existing permanent dwellings. An extension or alteration will be permitted providing that

- (i) the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and
- (ii) it has no adverse impact on the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
- (iii) the use of materials is appropriate within the local architectural context; and

- (iv) there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.

Explanation

Overall, there is a general policy of restraint in the countryside but it is recognised that there are many existing dwellings in the rural area and over time, proposals will come forward for extensions or alterations to these. The Council may permit these changes where it does not undermine the general policy of restraint or have an adverse impact on the rural character of the countryside. When considering proposals in or within the setting of the AONB, particular regard will be had to the impact on its natural beauty and special qualities.

The size and design of an extension or alteration is a key consideration of achieving sustainable development. The design of any development should be sympathetic to the existing dwelling, the area adjacent to the site and its wider setting. Proposed changes, either individually or cumulatively should not over dominate the existing dwelling.

The relationship with the existing dwelling is key. The scale, height and massing of an alteration or extension should appear subservient to the existing dwelling. There are no 'rules' that can be applied to an acceptable size of an extension as each application has to be considered on the basis of the impacts on the particular property in that location.

Regard will be given to previous extensions on the site, either allowed through permitted development rights or through planning approvals. The original character of a house can be lost if the property is extended in an unsympathetic way through the addition of numerous extensions. The Council will take into account the original proportions of the building, prior to extensions being added. In some circumstances, it may be more appropriate to provide one new extension as a replacement for several existing extensions, especially where these are in poor condition or do not reflect the original character of the building.

Where successive alterations or extensions are proposed, including those permitted under Permitted Development Rights, the Council will have regard to the cumulative effect on the existing dwelling, the immediate setting and its wider surroundings. All applications will need to consider the impact of the cumulative extensions on the original dwelling as it was built or as it was on 1st July 1948.

The enlargement of a small rural dwelling to become a substantial house can have a significant impact. An assessment will be needed of the impact of the development, individually and/or cumulatively, on the local architectural and visual context, and the capacity of the wider landscape to accommodate such development, especially within the AONB and its setting. The enlarged dwelling should be capable of being accommodated into the existing landscape, without undermining or having an adverse effect on the character of the area.

Extensions should be constructed in materials that harmonise with the character of the house being extended. An extension that may be considered of an acceptable size may still be refused, due to the use of unsuitable materials.

Care will be exercised to ensure that a proposed extension will not give rise to increased over-looking, loss of light, be of an overbearing nature or have a serious adverse impact on habitable rooms of adjacent or adjoining properties. For example, a two-storey extension sited to the rear of a terraced or semi-detached property requires careful design to ensure that the amenities of the neighbours are not seriously affected.

There are extensive Permitted Development Rights enabling the enlargement or alteration of a house without requiring a formal planning application. These rights come with standard conditions and both the rights and conditions may be changed through Government legislation. It is essential to establish what rights currently exist in the particular location. Rights may be removed or restricted by the Council in some exceptional circumstances and the presence of such a restriction must be checked prior to commencing any development thought to be permitted.

Policy C7 - Replacement of existing dwellings.

There is a presumption in favour of the replacement of an existing dwelling of permanent construction. A replacement dwelling will be permitted providing that:-

- I. the existing dwelling is not subject to a condition limiting the period of use as a dwelling; and
- II. The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:
 - a. The character and local distinctiveness of the rural area
 - b. Individual heritage assets and their settings
 - c. its setting within the wider landscape; and
- iii. There is no extension of the existing curtilage, unless required to provide parking or amenity space to be consistent with dwellings in the immediate vicinity; and
- iv. Where the existing dwelling forms part of an agricultural, equestrian, or other commercial rural enterprise and is an essential part of that enterprise, the replacement dwelling must continue to perform the same function. An occupancy condition may be applied.
- v. The impact on any protected species is assessed and measures proposed to mitigate such impacts.

Explanation

Only proposals involving the replacement of existing permanent dwellings will be permitted under Policy 6. The policy should not be used to establish a permanent residential use on a site where a property is derelict.

There is evidence within the AONB of small rural properties being purchased, then demolished and replaced with substantial new houses that are alien to the local

context and the special qualities and natural beauty of the landscape of the AONB. Such development neither enhances nor conserves the character of the AONB and will be resisted.

If a replacement dwelling is disproportionate it will not be acceptable. The key components of proportionality are the scale, massing, height and layout of a development. Similarly to the consideration of extensions to existing dwellings in the countryside, there are no rules that can be applied as to the acceptable size of a replacement dwelling. Any size increase has to be considered on the basis of the impact of a particular property in a particular location.

The replacement of dwellings will be assessed on the basis of the impact of the new development relative to the existing property on the character and local distinctiveness of the rural area. For a dwelling in the AONB and its setting, the prime consideration will be its impact on the special qualities and natural beauty of the landscape of the AONB.

Any replacement dwelling should be located on the footprint of the existing building unless alternative siting has a positive benefit on the impact on the countryside or other environmental benefits can be demonstrated.

Intensification of development by adding an additional permanent dwelling will not be permitted on the site of an existing dwelling in the countryside, as this undermines the general restraint on building in the countryside.

Policy C8– Extension of Residential Curtilages

Extensions to existing residential curtilages will only be permitted where it can be shown that there is no adverse impact on the character and local distinctiveness of the rural area, the setting of the property within the wider landscape or encroachment on the rural area, public footpaths and on the amenity of local residents. Proposals will be considered where :-

- i. it is required to provide parking in the interests of highway safety; or
- ii. to realign a garden boundary or extend a garden to achieve a similar level of provision to other dwellings in the immediate area; and
- iii. Applications must be accompanied by details showing that
 - a. The boundary treatment of the extended curtilage is appropriate for the site and its rural surroundings.
 - b. All new hard surfacing, ground moulding or landscaping are in character with the surrounding area.
 - c. The forming of any new entrances or gateways, complete with visibility splays, do not result in the significant loss of landscape features or harm the character of the rural highway.

Explanation

There are many reasons why an individual might wish to extend the curtilage of their property. It could be to provide a larger garden, or provide off-street parking or garaging. Such changes even though minor in nature are not without potentially harmful effects. The inclusion of existing non-residential land used for agriculture, woodland or other rural uses can have a considerable visual impact on the local character of a rural area and the wider landscape, due to the urbanising effect of the change in use. Land previously used for agriculture or equestrian purposes has a different character to that of residential gardens and garage spaces.

The way the boundaries are treated has an impact. The erection of 2 metre high timber fences may be appropriate in an urban setting but, in a rural environment where many boundaries are marked out by simple post and rail fences or hedgerows, they can stand out in the landscape and would not be acceptable.

Delivery and Monitoring

The Housing in the Countryside Policies will be delivered through the development management process. Further information on delivery indicators is set out in section 6 (monitoring) of this DPD. This will be reported in the Council's AMR.

Section 5: Residential Parking Policy for New Development

Policy P1: Residential Parking Policy for New Development

- The layout and design of parking spaces should follow the parking design guidance from the Building for Life Partnership, 2012 (as set out in Appendix 2) and principles contained in Manual for Streets¹⁰ in order that good quality homes and neighbourhoods are created. Where possible, rear parking courts should be avoided.
- The following levels of parking (as a minimum) should be provided for residential development within the curtilage of the dwellings and / or within formal parking areas. Zones 1, and 2, and the Eastern Urban Area zone are detailed on the accompanying maps (as set out in Appendix 2) and Zone 3 covers all other parts of the District.

Bedrooms	Flats (+1 additional space per 5 flats)			Houses			
	1	2	3	1	2	3	4
Zone 1	0.75	1.25	2	1	1	2	2
Zone 2	1.25	1.5	2	1.25	2	2.25	2.5
Zone 3	1.5	1.75	2	1.5	2	2.5	3
EUA Zone	1.5	1.5	2	1	2	2	3

- There may be exceptional circumstances where there is a case for providing parking that does not accord with the above levels. These cases will be considered on an individual basis. Where flats and houses are built with bedrooms in excess of the thresholds given in the table above, these will be assessed on an individual basis.
- Garages will not be counted as a parking space for the purposes of meeting the required levels of parking set out in this policy. Well designed car ports will be accepted as a parking space.
- When calculating the full allocation of parking for a development, numbers should be rounded up for each dwelling type and threshold.
- Residential development resulting in an intensification of dwellings within an existing Residential Parking Zone will need to accommodate its parking needs within its site. The residents of the new development will not be eligible for a residents' parking permit under the Residents' Parking Scheme¹¹.
- The above levels of parking are required irrespective of whether a travel plan is submitted for a given development. A residential travel plan will normally be required where 50 or more dwellings are proposed in Zones 1 and 2 and in the two Eastern Urban Area Zones, and where 80 or more dwellings are proposed in Zone 3. Residential developments of 10 or more dwellings will be

¹⁰ Manual for Streets (2007) and Manual for Streets (2010)

¹¹ Residents' Parking Scheme – Policy and Guidance'. This forms part of a suite of the Council's Operational Traffic Management Policies.

expected to provide new residents with a travel information pack containing relevant information to inform residents of their travel choices and encourage sustainable travel.

- A full Transport Assessment will be required where 60 or more dwellings are proposed across the District. Where 30 or more dwellings are proposed, a Transport Statement will be required. Where appropriate, any development below 60 dwellings may be requested to produce a full Transport Assessment.
- Electric charging points should be installed for new residential developments. These charging points may vary from communal points, more suited to flats or where there are shared parking areas, to individual points incorporated into houses.
- Cycle and motorcycle parking shall be provided in accordance with the Council's 'Cycling and Motorcycling Advice and Standards for New Development'. This sets out design standards and expected levels of provision for residential developments.

Explanation of the Policy

Levels of parking provision and the way in which they are designed are important factors in creating good quality environments where people want to live. The residential parking policy seeks to ensure the delivery of good quality neighbourhoods for West Berkshire.

To reflect the different levels of accessibility across the District, the policy refers to five parking zones. A broad description of these zones is included in the table below and they are shown on the maps included in Appendix 2.

Zone	Description	Area
Zone 1	Core Town Centres plus 5 minute walking zone	Newbury, Thatcham, Hungerford, Pangbourne, and Theale town centres
Zone 2	Communities with core town centre zones, with 500m buffer outside adopted settlement boundary ¹²	Newbury, Thatcham, Hungerford, Pangbourne, and Theale – outside zone 1 to adopted settlement boundary, plus 500m buffer
Zone 3	Remainder of the District	All areas of the District not within shown zones 1, 2 and EUA zone.
EUA Zone	Entirety of the Eastern Urban Area with 500m buffer outside adopted settlement boundary	Calcot, Purley-on-Thames, Tilehurst

Where parking courts are implemented, they should be overlooked by the front of a property, or the habitable rooms of multiple dwellings, and located in close proximity to the main access of these dwellings. Visitors and residents should pass through or

¹² The buffer uses the current adopted settlement boundary, where changes are made to the settlement boundary and subsequently adopted these will be reflected in zone and buffer map outlines.

besides such parking areas when accessing dwellings, without any intervening structure or planting over 1 metre high obscuring the view of the parking area. In these parking areas, all spaces should be marked with lines and residential spaces are distinguished separately from visitor and unallocated parking. This approach should also apply to flats and apartments.

Delivery and Monitoring

This policy will be implemented through the development management process. This will be monitored and reported in the Council's AMR.

Section 6: Monitoring

The Core Strategy sets out how much development is intended to happen where and when, and allocates strategic sites. The Housing Site Allocations DPD allocates the smaller, non-strategic sites that will help to deliver the housing requirement. This section sets out how the implementation of the policies in the Housing Site Allocations DPD will be monitored.

The purpose of monitoring is to assess whether the policies of the documents produced as part of the Local Plan are achieving the objectives and intended policy outcomes, whether they are having any unintended consequences and whether they are still relevant or require a review.

Each of the policy sections includes a statement on the delivery of the policy and what monitoring will be undertaken. The tables below contain more detail on the monitoring indicators and how they will be measured.

The Council has taken an objective-led approach to the selection of targets and indicators, which will provide a consistent basis for monitoring the performance of the strategy against the overall objectives which are set out in the Core Strategy. The indicators have been chosen to provide a guide to overall progress and will be kept under review in the light of the changing local and national context.

The effectiveness of policies should be assessed, wherever possible, against measurable targets. Some policies aim to deliver a qualitative rather than a quantitative outcome. In such instances it may be appropriate to monitor whether the policy is delivering the intended trend or direction of travel.

The Council produces an Annual Monitoring Report (AMR) containing information on the implementation of the Local Plan and assessment of the effectiveness of the policies in the Local Plan Documents. This monitoring will indicate whether any changes need to be considered if a policy is not working or if the targets are not being met. The AMR will be published on the Council's website.

General Site Policy and all Individual Site Policies			
Linked Core Strategy Objectives – 2: Housing Growth, 3: Housing Needs			
Outcome	Delivery Indicators	Target	Data Source
Development of allocated sites with associated infrastructure	Housing completions on allocated sites	Delivery to maintain identified requirement for five year housing land supply	In house monitoring
	Completed infrastructure projects	Meet requirements set out in infrastructure delivery plan	Service providers and in house monitoring

Policies TS1 – 4; Site Allocations for Gypsies and Travellers and Travelling Showpeople

Linked Core Strategy Objectives – 3: Housing Needs			
Outcome	Delivery Indicators	Target	Data Source
Development of sites for Gypsies and Travellers and Travelling Showpeople	Number of pitches supplied	Delivery to meet identified need for 17 permanent pitches for gypsies and travellers and 24 plots for travelling showpeople	In house monitoring

Policy C1: Location of New Housing in the Countryside			
Linked Core Strategy Objectives - 2: Housing Growth, 9: Heritage			
Outcome	Delivery Indicators	Target	Data Source
Housing focussed in identified settlements with settlement boundary	Percentage of completed residential development inside settlement boundaries		In house monitoring

Policy C2: Rural Housing Exceptions Policy			
Linked Core Strategy Objectives - 3: Housing Needs			
Outcome	Delivery Indicators	Target	Data Source
Delivery of affordable housing in rural areas to meet identified local need.	Number of sites and affordable dwellings delivered	To meet identified local need expressed through local housing needs surveys.	In house monitoring
	Number of market houses delivered on rural exception sites	No target – market housing must be clearly justified	In house monitoring

Policy C3: Design of Housing in the Countryside			
Linked Core Strategy Objectives - 2: Housing Growth,3: Housing Needs, 9: Heritage			
Outcome	Delivery Indicators	Target	Data Source
Improved design quality	N/A	No target other than positive trend over time	In house

Policy C4 – Conversion of Existing Redundant Buildings in the Countryside to Residential Use			
Linked Core Strategy Objectives - 2: Housing Growth,3: Housing Needs, 9: Heritage			
Outcome	Delivery Indicators	Target	Data Source
Appropriate conversion of redundant buildings	Numbers of redundant buildings in the countryside converted to residential use	No target	In house

Policy C5– Housing related to Rural Workers			
Linked Core Strategy Objectives - 2: Housing Growth,3: Housing Needs, 9: Heritage			
Outcome	Delivery Indicators	Target	Data Source
Provision of housing for rural workers where essential to a rural enterprise	Number of houses built for rural workers	No target	In house

Policy C6 – Extension of Existing Dwellings within the Countryside Policy C7 - Replacement of existing dwellings. Policy C8– Extension of Residential Curtilages			
Linked Core Strategy Objectives -3: Housing Needs, 9: Heritage			
Outcome	Delivery Indicators	Target	Data Source
Developments associated with existing dwellings in the countryside which are sensitive to the landscape and rural character	It is not proposed to monitor these policies as they are more qualitative than quantifiable.	No target	

Policy P1: Residential Parking Policy for New Development			
Linked Core Strategy Objectives -7: Transport			
Outcome	Delivery Indicators	Target	Data Source
Creation of good quality residential environments	Development schemes delivering parking provision in line with policy	100% of residential developments to reflect policy	In house

Appendix 1 Housing Delivery and Trajectory

Housing Land Supply Position at March 2015

Net Completions April 2006 – March 2015	4,387
Planning Permissions + 1,000 units allocated at Sandlesford Park	3,982
Identified sites including those identified through prior approval process	449
Windfall allowance (to 2026 in AONB and to 2021 in remainder of District)	564
Proposed allocations	1575 -1,605
Total	10,957 – 10,987

The trajectory demonstrates how the housing requirement can be met. It shows how the sites identified in the HSA DPD would assist in delivering the housing to meet the Core Strategy requirement and to meet the early part of the objectively assessed need (OAN) assessed in the 2015 Berkshire SHMA. The trajectory is indicative in that additional work on phasing will be carried out as part of the update of the Five Year Housing Land Supply. The trajectory is updated annually as part of the annual monitoring process and reported in the Annual Monitoring Report (AMR).

The trajectory assumes that the HSA DPD sites will be delivered between 2018 and 2026 with the majority developed in the period from 2018/19 to 2023/24. Those sites identified as developable later in the plan period, together with the Pirbright Institute Site in Compton, are phased from 2021/22 to 2025/26.

Summary of Allocated Residential Sites

Site Reference	Site	Number of Dwellings
NEW012	Land north of Newbury College, Monks Lane	15
NEW042	Land at Bath Road, Speen	100
NEW045	Coley Farm, Stoney Lane, Ashmore Green	75
NEW047 (B)	South East Newbury	30 (Later in plan period)
NEW047 (C)	South East Newbury	65 (Later in Plan period)
NEW047 (D)	South East Newbury	140 – 160
THA025	Land at Lower Way	85
COL002	Land at Poplar Farm, Cold Ash	10 – 20
COL006	St Gabriel's Farm, Cold Ash	5
BUR002, 002A, 004	Land to the rear of The Hollies Nursing Home. Land opposite 44 Lamden Way	60
BUR015	Land adjoining Pondhouse Farm, Clayhill Road	100
Mortimer	WBC will require the Mortimer NDP to	110

	allocate approx. 110 dwellings in Mortimer.	
WOOL006	Land north of A4	30
EUA003	Stonehams Farm, Long Lane, Tilehurst	15
EUA008	Stonehams Farm	60
EUA025	Land adjacent to Junction 12 of M4, Bath Road, Calcot	100 (Later in plan period)
EUA026	Land adjacent to Bath Road and Dorking Way, Calcot	35 (Later in plan period)
EUA031	Land to the east of Sulham Hill	35
EUA035	72 Purley Rise	35
THE003	North Lakeside	15
THE009	Field between A340 and The Green	70
BRS004	Land off Stretton Close	10
COM004	Pirbright Institute Site, High Street	140
HER001	Land off Charlotte Close	15
HER004	Land to the south east of The Old Farmhouse	10
HUN007	Land east of Salisbury Road	100
KIN006/7	Land to the east of Layland's Green	10
LAM005	Land adjoining Lynch Lane	60
LAM015	Land at Newbury Road	5
PAN002	Land north of Pangbourne Hill and west of River View Road	35

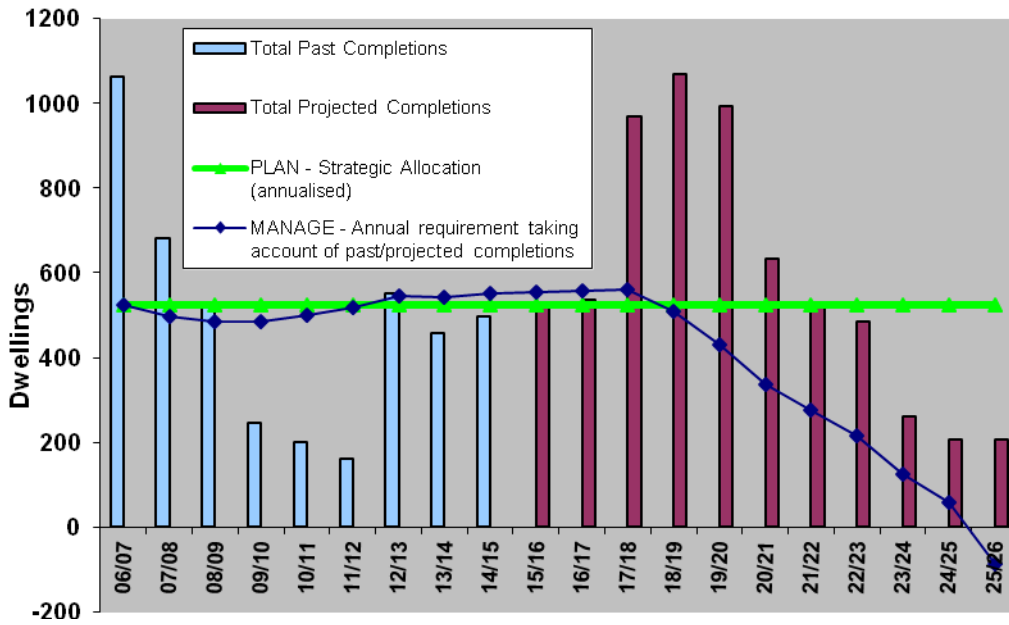
The figures in the trajectory have included a 10% discount for those sites with planning permission or identified through the prior approval process, where development had not commenced at March 2015. The windfall allowance is applied up to 2020/21 for the whole District and only in the AONB in the last years of the plan period.

The trajectory shows that the Core Strategy target is met over the plan period and that the DPD allocations will help meet the OAN up to 2022/23. There is flexibility in these numbers: there will be additional windfall and further identified sites which will enter the supply and the re-drawing of settlement boundaries will enable some additional smaller sites to come forward for development. The Council will be preparing the new Local Plan, with a new housing requirement, following work with our neighbouring authorities on how best to meet the objectively assessed needs identified in the SHMA. This new Local Plan will need to look again at the proposed housing distribution and allocate new sites which will deliver in the later stages of the current plan period.

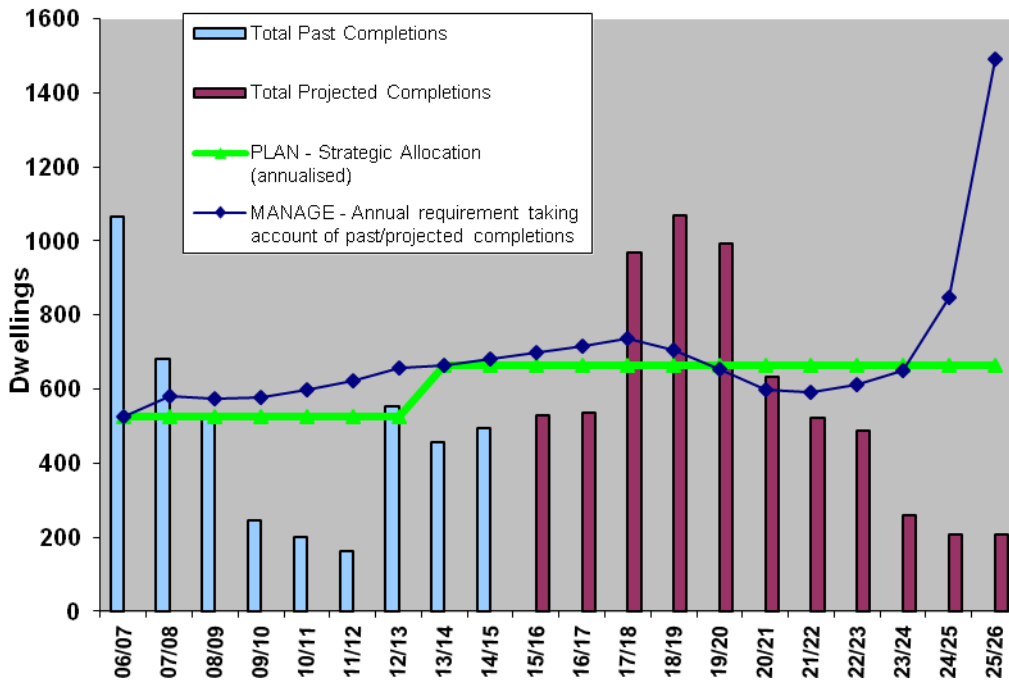
Housing Site Allocations Indicative Trajectory 2006 – 2026

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past Completions - Allocated Sites	390	236	50	7	0	0	0	127	140											
Past Completions - Unallocated Sites	674	447	478	239	199	162	552	330	356											
Core Strategy Strategic Sites										183	120	253	360	360	215	215	180	154	100	100
Sites with permission										268	281	397	293	234	117					
Identified sites including those identified through prior approval										70	94	49	127	100						
Windfall allowance										9	42	70	88	99	100	31	31	31	31	31
HSA DPD Allocations												200	200	200	200	275	275	275	75	75
Total Past Completions	1064	683	528	246	199	162	552	457	496											
Total Projected Completions										530	537	969	1068	993	632	521	486	260	206	206
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	4917	5454	6423	7491	8484	9116	9637	10123	10383	10589	10795
Monitoring against the Core Strategy Targets																				
PLAN - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
PLAN Cumulative Allocation	525	1050	1575	2100	2625	3150	3675	4200	4725	5250	5775	6300	6825	7350	7875	8400	8925	9450	9975	10500
MONITOR - No. dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-309	-338	-333	-321	123	666	1134	1241	1237	1198	933	614	295
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	556	558	561	510	430	336	277	216	126	59	-89
Monitoring against the Objectively Assessed Needs																				
PLAN - Strategic Allocation (annualised)	525	525	525	525	525	525	525	665	665	665	665	665	665	665	665	665	665	665	665	665
PLAN Cumulative Allocation	525	1050	1575	2100	2625	3150	3675	4099	4764	5429	6094	6759	7428	8089	8754	9419	10084	10749	11414	12079
MONITOR - No. dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-208	-377	-512	-640	-336	63	395	362	218	39	-366	-825	-1284
MANAGE - Annual requirement taking account of past/projected completions	525	580	574	577	597	624	657	665	682	699	716	736	707	655	599	593	611	652	848	1490

Housing Site Allocations Indicative Trajectory - Monitoring against Core Strategy Requirement



Housing Site Allocations Indicative Trajectory - Monitoring against the Objectively Assessed Need



Appendix 2

Parking design guidance from Building for Life Partnership (2012)¹³

Recommended Approach to parking

Anticipating car parking demand taking into account the location, availability and frequency of public transport together with local car ownership trends. The provision of spaces for visitors is also an important consideration.

Designing streets to accommodate on street parking but allowing for plenty of trees and planting to balance the visual impact of parked cars and reinforce the spatial enclosure of the street. On street parking has the potential to be both space efficient and can also help to create a vibrant street, where neighbours have more opportunity to see and meet other people.

Designing out opportunities for anti-social parking. Very regular and formal parking treatments have the potential to reduce anti-social parking. People are less prone to parking in places where they should not park and where street design clearly defines other uses, such as pavements or landscape features.

Making sure people can see their car from their home or can park somewhere they know it will be safe. Where possible rear parking courts should be avoided, where they are used they should be kept small, so that residents know who else should be using it. At least one property should be located at the entrance and within the parking courtyard to provide a sense of ownership and security. Multiple access points should be avoided. Boundary walls, surface treatments, soft landscaping and lighting are important ways to avoid creating an air of neglect and isolation, budget should be set aside for this. Proposals should be discussed with the local Police Architectural Liaison Officer to determine whether local crime trends justify securing the courtyard with electric gates.

A range of parking solutions appropriate to the context and the types of housing proposed should be used. Where parking is positioned to the front of the property, ensure that at least an equal amount of the frontage is allocated to an enclosed, landscaped front garden as it is for parking to reduce vehicle domination. Where rows of narrow terraces are proposed, consider positioning parking within the street scene, for example a central reservation of herringbone parking. For higher density schemes, underground parking with a landscaped deck above can work well.

To avoid a car dominated environment, parking should be broken up with trees or other landscaping every four bays or so but ensure that the landscaping still allows space for people to get into and out of their cars, without having to step onto landscaped areas

Parking designs to be avoided

A single parking treatment should not be used. A combination of car parking treatments nearly always creates more capacity, visual interest and a more successful place.

Large rear parking courts should be avoided as they provide opportunities for thieves, vandals and those who should not be parking there.

Parking that is not over looked should also be avoided

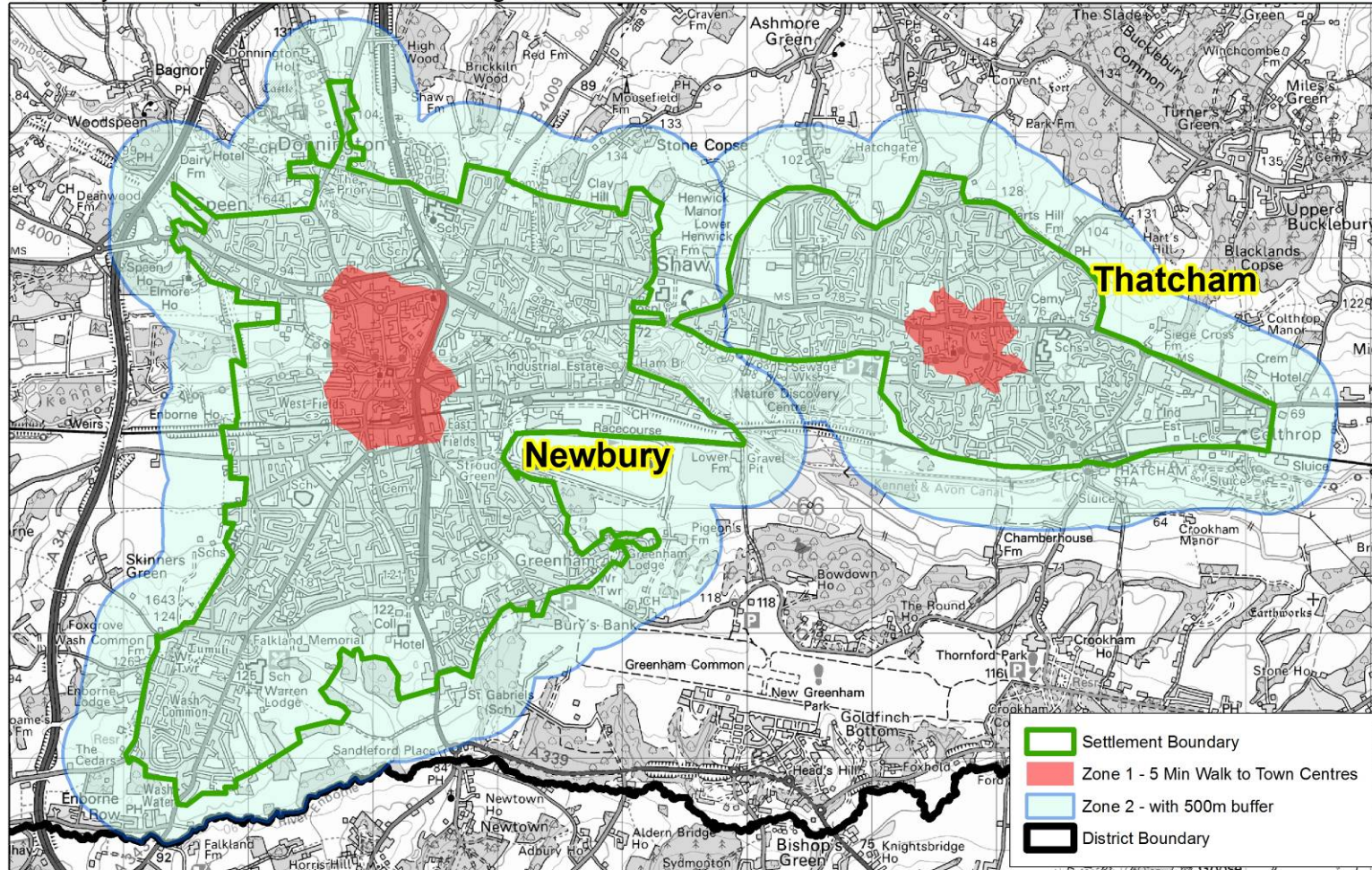
¹³ BfL 12 found at: http://www.hbf.co.uk/fileadmin/documents/briefings/BfL_A4_booklet_singlepages_.pdf

Appendix 2 - Zone Maps - Map 1 – Newbury and Thatcham

West Berkshire Residential Parking Standards Newbury & Thatcham Residential Parking Zones

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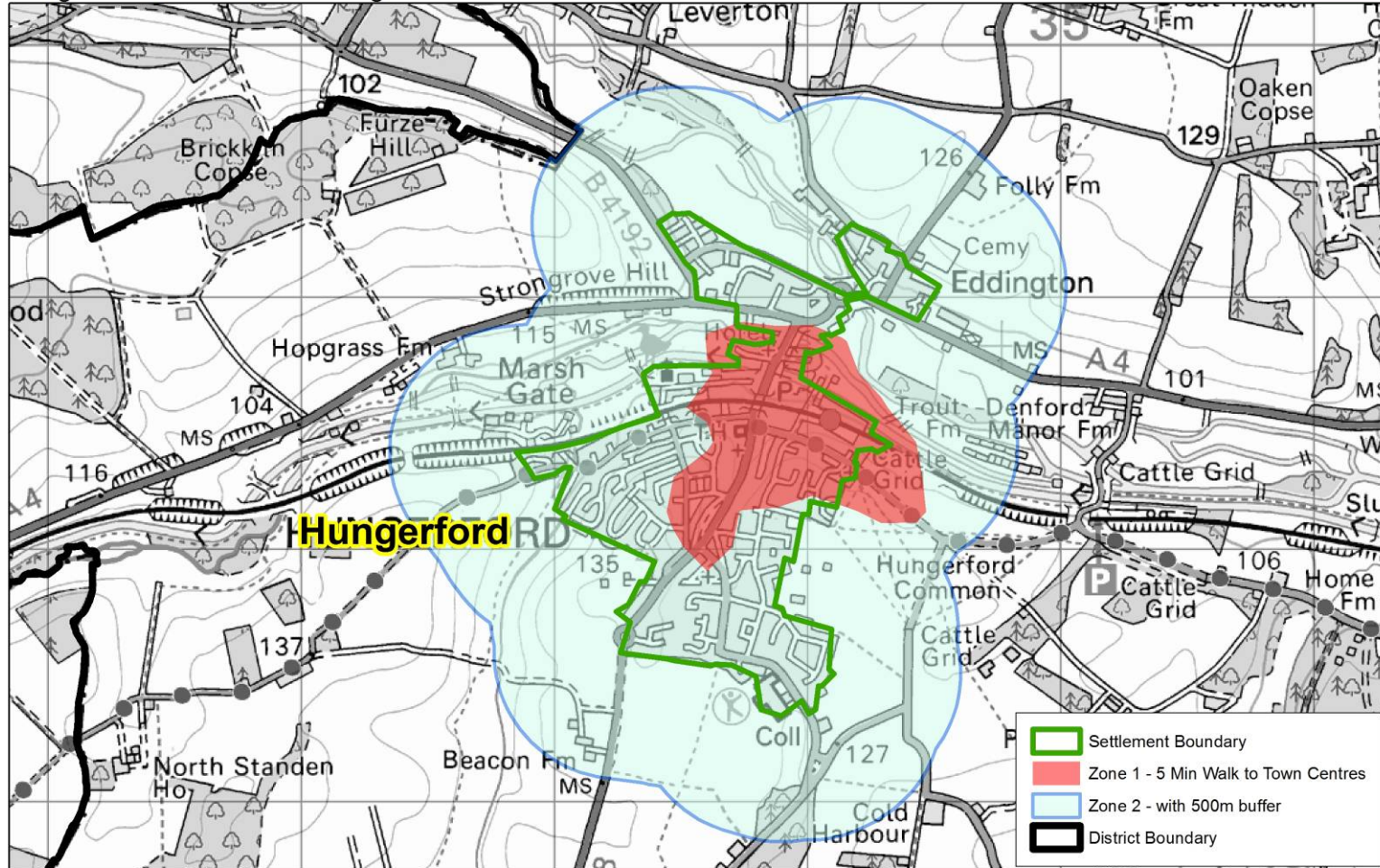
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Zone Maps - Map 2 – Hungerford

West Berkshire Residential Parking Standards Hungerford Residential Parking Zones

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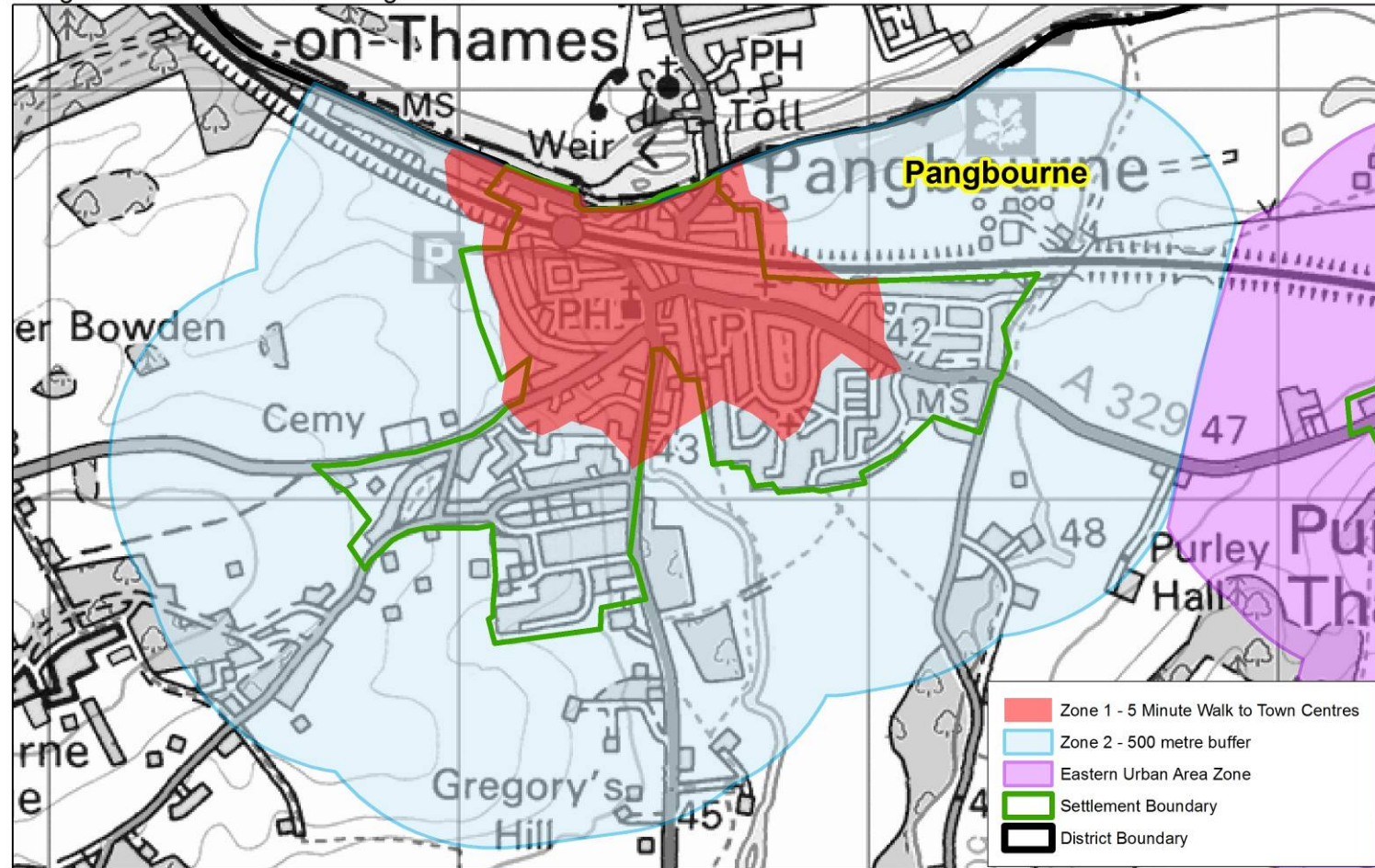
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Zone Maps - Map 3 – Pangbourne

West Berkshire Residential Parking Standards
 Pangbourne Residential Parking Zones

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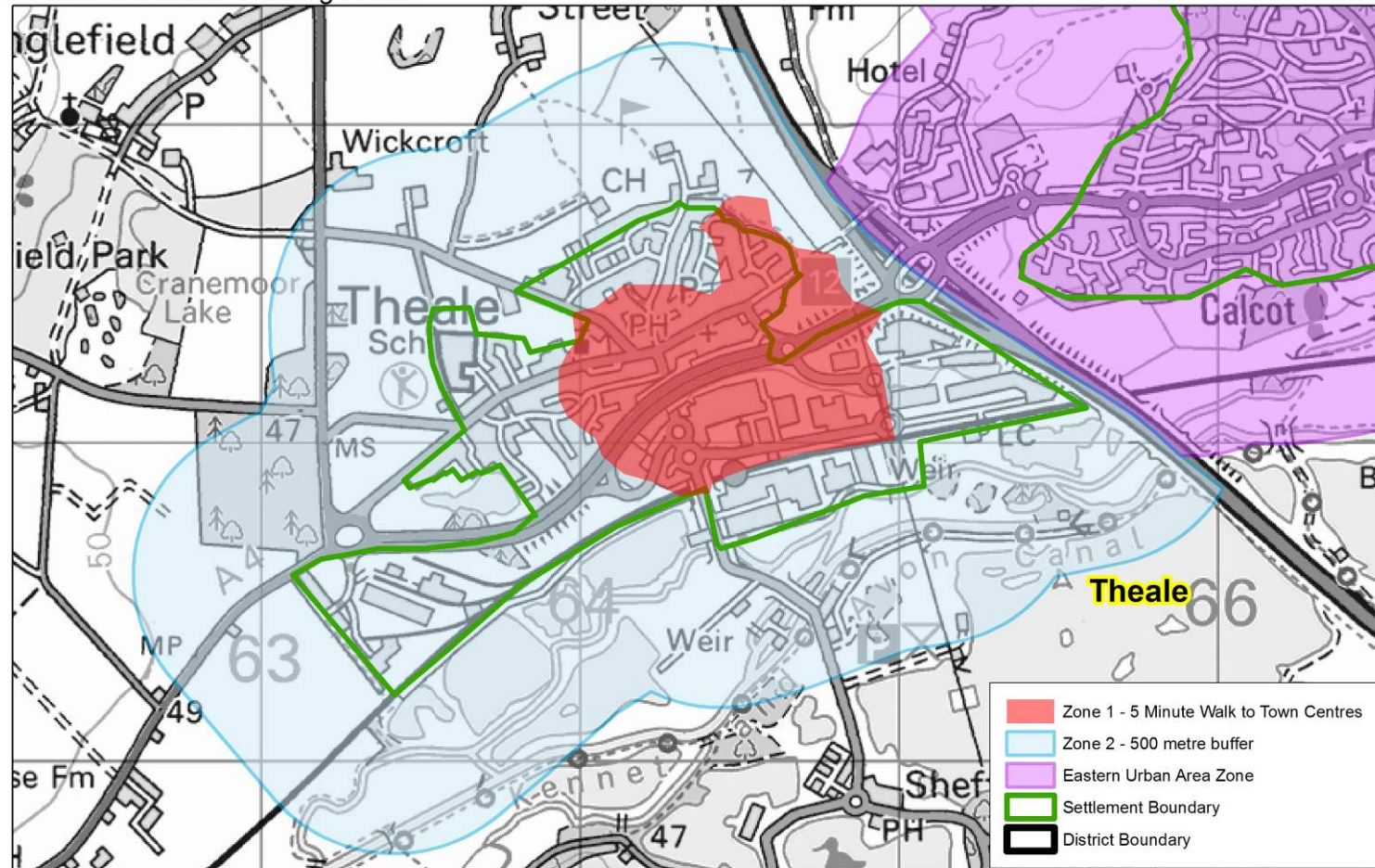


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Zone Maps - Map 4 – Theale

West Berkshire Residential Parking Standards Theale Residential Parking Zones

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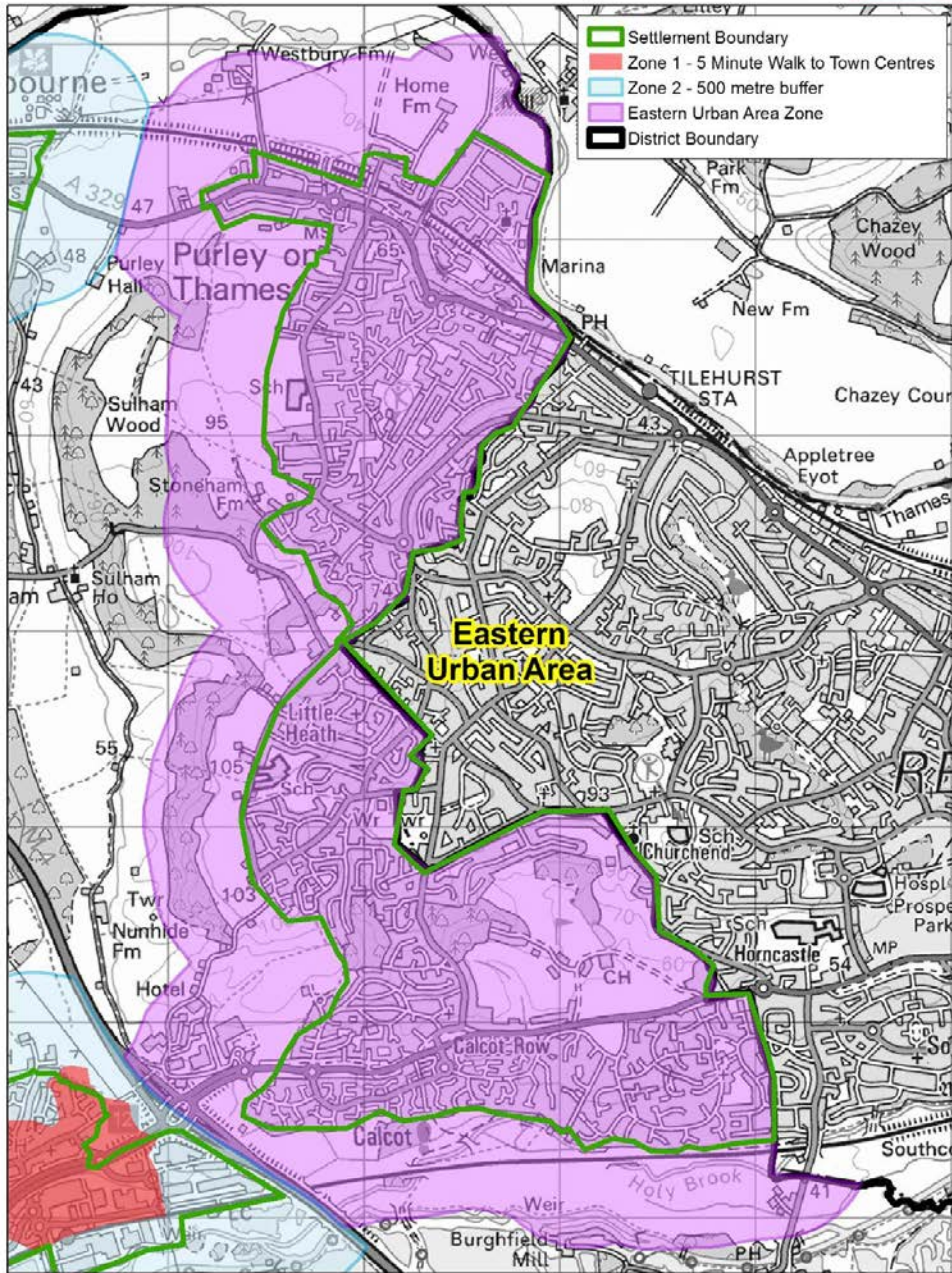


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Zone Maps - Map 5 – Eastern Urban Area (Calcot, Purley, Tilehurst)

West Berkshire Residential Parking Standards
 Eastern Urban Areas Residential Parking Zone

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Appendix 3: Saved Local Plan Policies replaced by the Housing Site Allocations Development Plan Document

Details of how Housing Site Allocations DPD policies replace the saved policies of the West Berkshire District Local Plan 1991-2006

Housing Site Allocation DPD Policy	Superseded West Berkshire District Local Plan Policy
Countryside 1	HSG.1, ENV. 20
Countryside 2	HSG.11
Countryside 3	
Countryside 4	
Countryside 5	HSG.3
Countryside 6	ENV.24
Countryside 7	ENV.23
Countryside 8	ENV.22