

Appendix C - Table of Proposed Amendments to draft Planning Obligations SPD, following consultation process

The following tables show the paragraphs or sections of any Topic Papers which are proposed to be amended following the 7 week consultation process which took place between 25th July 2014 and 12th September 2014.

Core Guidance Document:

Paragraph	Wording for Consultation	Proposed Wording for Adoption
1	Well planned and sensitive development offers great benefits to society. It provides the homes, workplaces and facilities that we need and stimulates the economy. However, development of all scales also creates considerable impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. The Council wishes to ensure that the impacts of new development in West Berkshire are minimised and that such development provides appropriate social, economic and environmental benefits to the community as a whole.	Well planned and sensitive development offers great benefits to society. It provides the homes, workplaces and facilities that we need and stimulates the economy. However, development of all scales also creates considerable impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. The Council will ensure that adverse impacts of new development in West Berkshire are avoided and that such development provides appropriate social, economic and environmental benefits to the community as a whole.
13	When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that maintains and where appropriate, enhances and improves the economic, social and environmental conditions in the area.	When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to find solutions which mean that proposals for sustainable development can be approved wherever possible.

Topic Paper 1 – Affordable Housing:

Paragraph	Wording for Consultation	Proposed Wording for Adoption
1.5	The Council's priority is to secure on site provision of affordable housing on qualifying sites. However, in exceptional circumstances the Council recognises that this may not be appropriate, for example if the type of units proposed are not suitable for affordable housing or do not fit the need profile in the local area of the site. In such circumstances, the Council will consider whether a financial contribution in lieu of on site provision is appropriate, or whether alternatives, such as replacement provision on a separate site would meet its strategic priorities.	The Council's priority is to secure on site provision of affordable housing on qualifying sites. However the Council recognises that there may be exceptional circumstances where site specific issues inhibit the provision of on-site affordable housing. In such circumstances, the Council will consider whether a financial contribution in lieu of on site provision is appropriate, or whether alternatives, such as replacement provision on a separate site would meet its strategic priorities.
1.38	The Government has announced the introduction of national space standards, a draft of which is likely to be available in summer 2014.	The Government will issue a statement of policy in early 2015 which may require changes to standards currently set out in this Topic Paper. Any necessary changes to this Topic Paper will be made once the details are known.

Topic Paper 9 – Environmental Enhancements:

Paragraph	Wording for Consultation	Proposed Wording for Adoption
19.13	Although each planning application will be assessed individually, it is acknowledged that in general the larger the development the greater the cumulative impacts. For example, as far as the provision of public art is concerned, smaller development should aim for an appropriate uplift over normal construction/finishing costs to incorporate artistic elements in the scheme. Developers of major schemes may be requested to commission works of public art that are fully accessible, for the benefit of the community and which make a significant contribution to the appearance of the scheme or the character of the area.	Although each planning application will be assessed individually, it is acknowledged that in general the larger the development the greater the cumulative impacts. For example, as far as the provision of public art is concerned, developers may be encouraged to commission works of public art, and/or include artistic elements in a development to increase a sense of community identity, depending on the scale and location of development.

Topic Paper 12 – Preventing Crime and Disorder:

Paragraphs 12.11 to 12.18 below have been restructured. Changes to wording are highlighted.

Paragraph	Wording for Consultation	Proposed Wording for Adoption
	Crime Prevention Initiatives	Safer Communities Partnership Partnership Strategic Assessment
12.11	With its partners the Council is engaged in a number of crime prevention initiatives. The Council will look to implement additional initiatives as and when resources permit and need arises as a result of development.	The Community Safety Partnership, of which the Council is a responsible authority, conducts a Partnership Strategic Assessment on an annual basis. This Strategic Assessment is required to: <ul style="list-style-type: none"> • analyse levels and patterns of crime, disorder and substance misuse in West Berkshire; • analyse changes to these levels or patterns; • seek to determine why changes have occurred; • assess the extent to which the previous strategy or partnership plan was implemented.
12.12	There are other initiatives and schemes promoted by other bodies, in particular Thames Valley Police (“TVP”), which may provide assistance in reducing crime and disorder. These could include the provision of buildings or other facilities, police kit and equipment.	The Strategic Priorities identified by the Partnership Strategic Assessment 2013/14 are: <ul style="list-style-type: none"> • Anti-social Behaviour • Offender Management • Domestic Abuse • Communications • Rural Crime • Assaults • Domestic House Burglaries
	CCTV	Safer Communities Partnership Strategic Action Plan
12.13	The Council is committed to sustaining a CCTV system, known as the ‘West Berkshire CCTV System’ comprising a number of cameras installed at strategic locations throughout the district. The Council’s CCTV Policy notes that the use of CCTV in West Berkshire is considered a suitable tool to help achieve a reduction in crime, reduce fear of crime and improve public safety.	The Safer Communities Partnership Strategic Action Plan sets out the Outcomes for each of these Strategic Priorities, objectives and actions.

		Crime Prevention Initiatives
12.14	TVP, via the Council, may seek contributions towards the provision of Automatic Number Plate Recognition Cameras ("ANPR") when considered necessary, appropriate and directly and solely related to a proposed development. ANPR has proved particularly effective in rural areas and in areas on or close to the strategic road network. West Berkshire clearly has large rural areas and its proximity to the A34 and M4 means that it is readily accessible from large parts of the wider region.	With its partners the Council is engaged in a number of crime prevention initiatives. The Council will look to implement additional initiatives as and when resources permit and need arises as a result of development.
	Safer Communities Partnership	
	Partnership Strategic Assessment	
12.15	The Community Safety Partnership, of which the Council is a responsible authority, conducts a Partnership Strategic Assessment on an annual basis. This Strategic Assessment is required to: <ul style="list-style-type: none"> • analyse levels and patterns of crime, disorder and substance misuse in West Berkshire; • analyse changes to these levels or patterns; • seek to determine why changes have occurred; • assess the extent to which the previous strategy or partnership plan was implemented. 	There are other initiatives and schemes promoted by other bodies, in particular Thames Valley Police ("TVP"), which may provide assistance in reducing crime and disorder. These could include the provision of buildings or other facilities, police kit and equipment.
12.16	The Strategic Priorities identified by the Partnership Strategic Assessment 2013/14 are: <ul style="list-style-type: none"> • Anti-social Behaviour • Offender Management • Domestic Abuse • Communications • Rural Crime • Assaults • Domestic House Burglaries 	The Council is committed to sustaining a CCTV system, known as the 'West Berkshire CCTV System' comprising a number of cameras installed at strategic locations throughout the district. The Council's CCTV Policy notes that the use of CCTV in West Berkshire is considered a suitable tool to help achieve a reduction in crime, reduce fear of crime and improve public safety.
	Safer Communities Partnership Strategic Action Plan	
12.17	The Safer Communities Partnership Strategic Action Plan sets out the Outcomes for each	TVP, via the Council, may seek contributions towards the provision of Automatic Number Plate Recognition

	of these Strategic Priorities, objectives and actions.	Cameras ("ANPR") when considered necessary, appropriate and directly and solely related to a proposed development. ANPR has proved particularly effective in rural areas and in areas on or close to the strategic road network. West Berkshire clearly has large rural areas and its proximity to the A34 and M4 means that it is readily accessible from large parts of the wider region.
12.18	Developers are advised that further information on these initiatives can be obtained from the West Berkshire Safer Communities Partnership Team Manager.	Developers are advised that further information on the Safer Communities Partnership or current Crime Prevention initiatives can be obtained from the West Berkshire Safer Communities Partnership Team Manager.