

West Berkshire Housing Site Allocations DPD Schedule of Proposed Main Modifications

The modifications below are expressed in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Proposed Main Modification
MM1	4	Title Background Paras 1.1 to 1.9	<p><i>Add date covered by plan (2006 – 2026) in the title</i></p> <p><i>Amend Background section as follows:</i></p> <p>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 sets out the overall planning framework for the site specific proposals and policies to be contained in other documents. 4.3 The Core Strategy allocates strategic development sites in Newbury (Newbury Racecourse and Sandford Park). It also sets out strategic policies.</p> <p>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.</p> <p>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.</p> <p>Approach to housing numbers</p> <p><u>This DPD does not reassess the housing requirement set out in the Core Strategy. This set 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.</u></p> <p>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 (LEP⁽¹⁾) to establish how much housing West Berkshire will need in the future through the production of a Strategic Housing Market Assessment (SHMA). This has <u>identified given</u> an objectively assessed need figure of 665 dwellings per annum <u>over the period 2013-2036</u>. 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. <u>The SHMA, and what the future requirement should be, will be considered as part of the preparation of the new Local Plan. This will allocate additional development and will 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 Sandford Park allocation.</u></p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			<p>The <u>Housing Site Allocation DPD implements first phase of the remainder of the future housing requirement identified in the Core Strategy is being met through the preparation of the Housing Site Allocations DPD which will allocate the remainder of the 'at least' 40,500 housing figure from the Core Strategy, with additional flexibility around these numbers. The sites allocated by this DPD will help boost the supply of housing land significantly in the short to medium term. Appendix 1 demonstrates how the housing requirement in the Core Strategy can be met.</u></p> <p>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 Sandeford Park allocation.</p> <p>The Council reports on the progress that is made on the provision of housing in its Annual Monitoring Report (AMR) which is available on the Council's website. approach to the housing numbers is set out in more detail in a background paper that accompanies the DPDADD.</p> <p><i>Following Section 1.9 Add section on the Policies Map as follows:</i></p> <p>Policies Map</p> <p><u>The Plan should be read in conjunction with the Policies Map, which shows all policy boundaries and the areas to which the policies apply.</u></p> <p><i>Appendix 1 Amend the text as follows:</i></p> <p><u>Housing Land Supply Position at March 2015-2016</u></p> <p>Net completions April 2006 - March 2015-2016 <u>4,387 5,012</u></p> <p>Planning permissions + 1,000 units allocated at Sandeford Park 3,982 <u>3,920</u></p> <p>Identified sites including those identified through prior approval process 449 <u>422</u></p> <p>Windfall allowance (to 2026 in AONB and to 20/21 in remainder of District) 564 <u>284</u></p> <p>Proposed allocations 1,575—1,605 <u>1,640 – 1,720</u></p> <p>TOTAL 40,957—40,987 <u>11,278 – 11,358</u></p> <p>The trajectory demonstrates how the housing requirement <u>set out in the Core Strategy can be met. It shows how the sites identified in the Housing Site Allocations DPD would assist in delivering the housing to meet the Core Strategy requirement, and contribute to the housing needs of the District in the short to medium term. 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 and is also a snapshot in time. It, and represents the position at the date that the DPD was examined. The trajectory is updated annually as part of the annual monitoring process and reported in the Annual Monitoring</u></p>

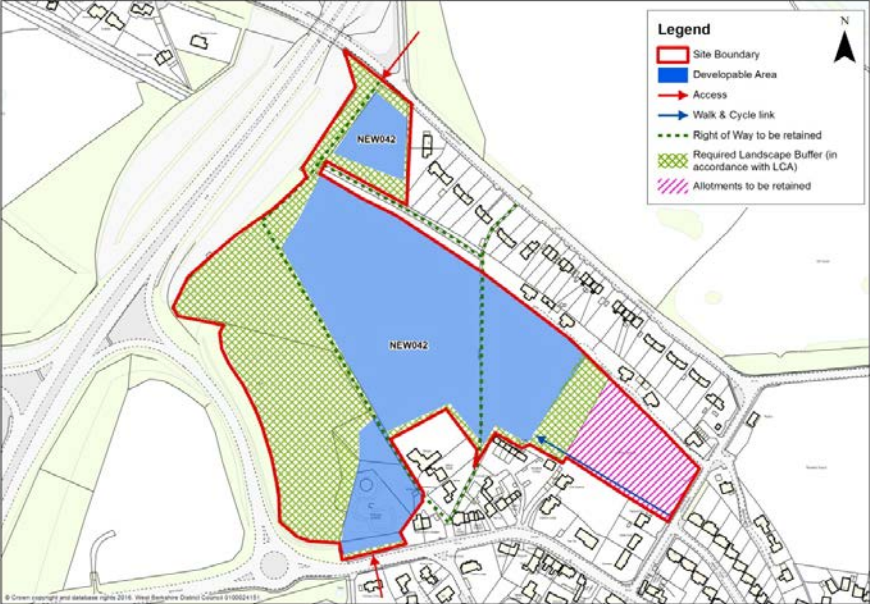
Ref	Page	Policy/ Paragraph	Proposed Main Modification																																																																		
			<p>Report (AMR).</p> <p>The trajectory assumes that the Housing Site Allocations DPD sites will be delivered between 2017 and 2026 with the majority developed in the period from 2017/18 to 2022/23. 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.</p> <p>Summary of Allocated Residential Sites <i>Amend table as follows:</i></p> <table border="1"> <thead> <tr> <th>Site reference</th> <th>Site</th> <th>Policy no</th> <th>Number of dwellings</th> </tr> </thead> <tbody> <tr> <td>NEW047(B)</td> <td>Land off Greenham Road and New Road</td> <td>HSA4</td> <td>30 (later in plan period)</td> </tr> <tr> <td>NEW047(C)</td> <td>Land off Greenham Road and New Road</td> <td>HSA4</td> <td>65 (later in plan period)</td> </tr> <tr> <td>EUA025</td> <td>Land adjacent to junction 12 if M4.....</td> <td>HSA12</td> <td>400 150 (later in plan period)</td> </tr> <tr> <td>THE003</td> <td>North Lakeside, Theale</td> <td>HSA14</td> <td>15</td> </tr> <tr> <td>THE009</td> <td>Field between A340 and The Green, Theale</td> <td>HSA15</td> <td>70 100</td> </tr> </tbody> </table> <p>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 20152016. 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.</p> <p>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 <u>taking account of the planning constraints that apply</u>. This new Local Plan <u>will cover the period up to 2036 and will need to consider allocating new sites and</u> to look again at the proposed housing distribution. <u>and allocate new sites which will deliver in the later stages of the current plan period.</u></p> <p><i>Delete existing Housing Site Allocations Indicative Trajectory 2006-2026 table on page 110 and replace with the following:</i></p> <p>Scenario 1 : HSA DPD Trajectory September 2016</p> <table border="1"> <thead> <tr> <th></th> <th>06/07</th> <th>07/08</th> <th>08/09</th> <th>09/10</th> <th>10/11</th> <th>11/12</th> <th>12/13</th> <th>13/14</th> <th>14/15</th> <th>15/16</th> <th>16/17</th> <th>17/18</th> <th>18/19</th> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> <th>24/25</th> <th>25/26</th> </tr> </thead> <tbody> <tr> <td>Past Completions - Allocated Sites</td> <td>390</td> <td>236</td> <td>50</td> <td>7</td> <td>0</td> <td>0</td> <td>0</td> <td>127</td> <td>140</td> <td>183</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site reference	Site	Policy no	Number of dwellings	NEW047(B)	Land off Greenham Road and New Road	HSA4	30 (later in plan period)	NEW047(C)	Land off Greenham Road and New Road	HSA4	65 (later in plan period)	EUA025	Land adjacent to junction 12 if M4.....	HSA12	400 150 (later in plan period)	THE003	North Lakeside, Theale	HSA14	15	THE009	Field between A340 and The Green, Theale	HSA15	70 100		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	183										
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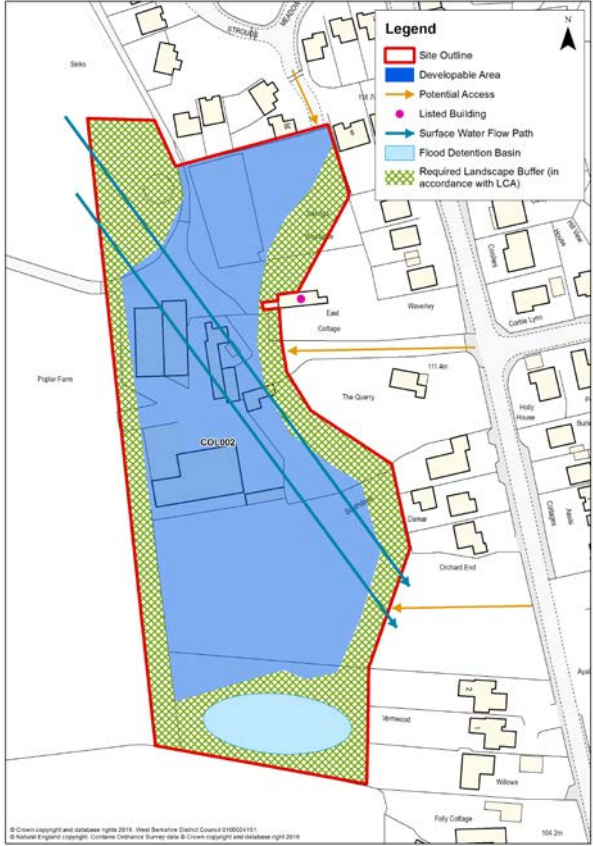
West Berkshire Housing Site Allocations DPD Schedule of Proposed Main Modifications - December 2016

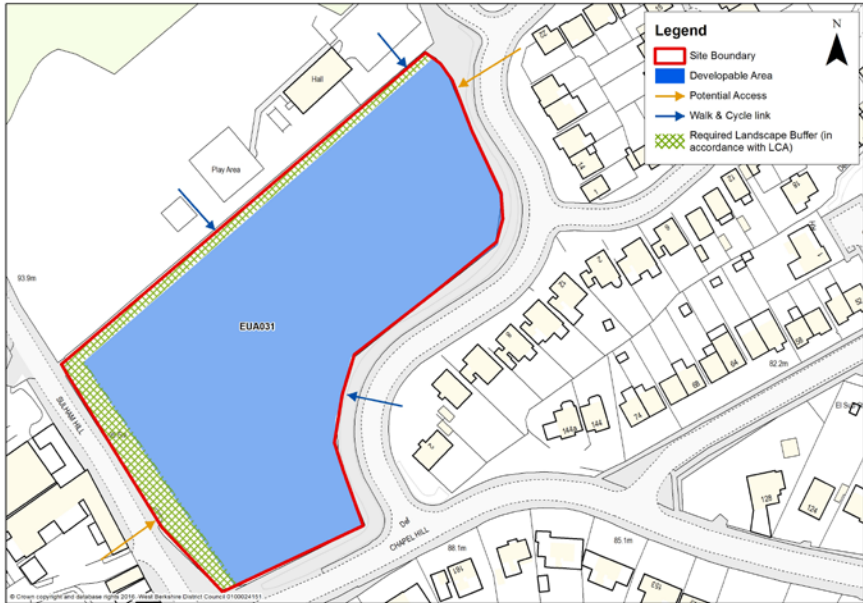
Ref	Page	Policy/ Paragraph	Proposed Main Modification																				
			Past Completions - Unallocated Sites	674	447	478	239	199	162	552	330	356	442										
			Core Strategy Strategic Sites											83	298	375	327	342	209	110	110	110	
			Sites with planning permission											313	162	295	403	215	91	90	65		
			Identified sites											62	105	107	114	217					
			Windfall allowance											8	39	65	80	92					
			HSA DPD Site Allocations												110	469	501	120	100	100	100	75	75
			Total Past Completions	1064	683	528	246	199	162	552	457	496	625										
			Total Projected Completions											466	714	1311	1425	986	400	300	275	185	185
			Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5478	6192	7503	8928	9914	10314	10614	10889	11074	11259
			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	-238	-297	-108	678	1578	2039	1914	1689	1439	1099	759

Ref	Page	Policy/ Paragraph	Proposed Main Modification																						
			<table border="1"> <tr> <td>MANAGE Annual requirement taking account of past/projected completions</td> <td>-</td> <td>525</td> <td>497</td> <td>486</td> <td>484</td> <td>499</td> <td>519</td> <td>544</td> <td>544</td> <td>551</td> <td>556</td> <td>549</td> <td>558</td> <td>539</td> <td>428</td> <td>262</td> <td>117</td> <td>47</td> <td>-38</td> <td>-195</td> <td>-574</td> </tr> </table> <p>Delete both existing charts on page 111 and replace with the following chart.</p> <p style="text-align: center;">Housing Site Allocations Indicative Trajectory - Monitoring against Core Strategy Requirement</p> <p>The chart displays the following data series:</p> <ul style="list-style-type: none"> Total Past Completions: Light blue bars showing historical completions from 2007 to 2016. Total Projected Completions: Dark red bars showing projected completions from 2017 to 2026. PLAN - Strategic Allocation (annualised): A horizontal green line with triangles at approximately 500 dwellings per year. MANAGE - Annual requirement taking account of past/projected completions: A blue line with diamonds that starts at 500 in 2007 and gradually declines to approximately -574 by 2026. Series2: A red line with squares that remains near zero throughout the period. 	MANAGE Annual requirement taking account of past/projected completions	-	525	497	486	484	499	519	544	544	551	556	549	558	539	428	262	117	47	-38	-195	-574
MANAGE Annual requirement taking account of past/projected completions	-	525	497	486	484	499	519	544	544	551	556	549	558	539	428	262	117	47	-38	-195	-574				
MM2	8	Section 1.6 Settlement boundary reviews	<p>Amend Para 1.36 as follows:</p> <p>Criteria for reviewing the settlement boundaries formed part of the preferred options consultation and have been updated as a result of the consultation. This DPD has only reviewed the settlement boundaries for those settlements within the settlement hierarchy set out in the Core Strategy. These boundaries and All other settlement boundaries, including those below the settlement hierarchy, will be reviewed through the Local Plan The settlement boundaries around the settlements within the settlement hierarchy These The</p>																						

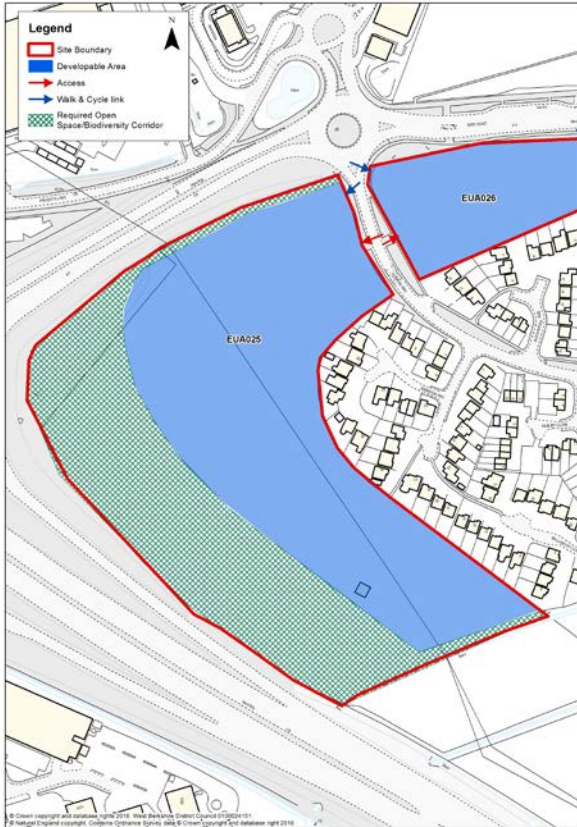
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			settlement boundaries have been re-drawn...
MM3	8	Before section on settlement boundary reviews	<p><i>Add section on Neighbourhood Plans as follows:</i></p> <p>Neighbourhood Plans</p> <p><u>The Council will support communities wishing to develop a Neighbourhood Plan. Any Neighbourhood Plans coming forward following the adoption of this DPD will help to boost the supply of housing across the district, adding additional flexibility. Any future allocations and housing requirements for Neighbourhood Plans to deliver will be considered as part of the new Local Plan.</u></p>
MM4	13	Policy HSA1	<p><i>Amend developable area as follows:</i></p> <p>just over 0.5 <u>approximately 0.7</u> hectares.....</p>
MM5	14	Policy HSA2	<p><i>Amend developable area as follows:</i></p> <p>... approximately 3.5 <u>4.8</u> hectares.....</p>
MM6	14	Policy HSA2	<p><i>Amend the second sentence of the second bullet point of the policy and add a third sentence as follows:</i></p> <p>...The final choice/s will be informed by a Landscape and Visual Impact Assessment (LVIA) for the site which. <u>This</u> will consider the development, design and layout. <u>including a full consideration of the heritage setting of the site.</u></p> <p><i>Amend bullet point 4 as follows:</i></p> <p>Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site</p> <p><i>Amend penultimate bullet point as follows:</i></p> <p>Development will protect and enhance the local distinctive character <u>the special architectural and historic interest of the Speen Conservation Area.</u></p> <p><i>Update indicative site plan to reflect further landscape work and access points:</i></p>

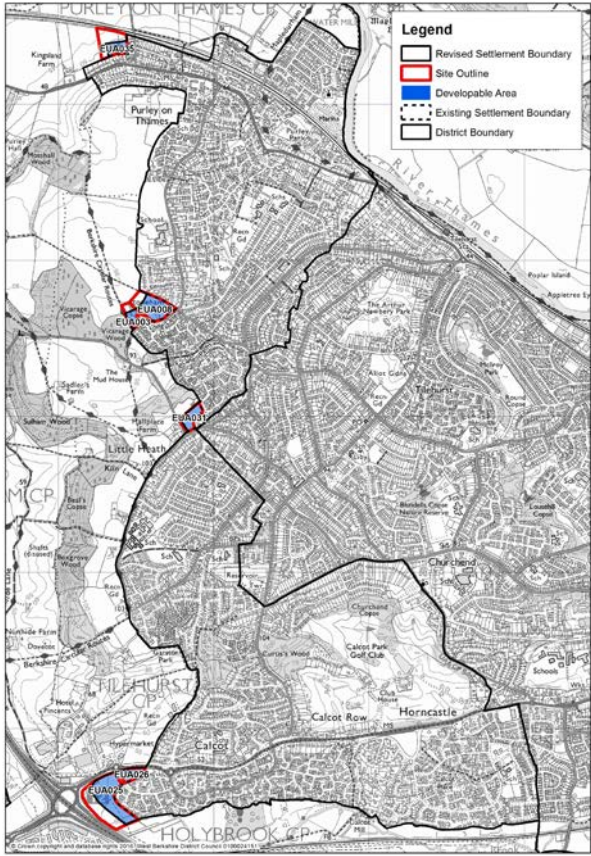
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p><i>Amend legend as follows:</i> Potential Access <u>Access</u> Tree/Hedge Planting <u>Required Landscape Buffer (in accordance with LCA)</u></p>
MM7	16	Policy HSA3	<p><i>Amend developable area as follows:</i> ... approximately 2.5 <u>3.3</u> hectares.....</p>
MM8	16	Policy HSA3	<p><i>Add new bullet point as follows:</i> <u>The following landscape mitigation is required soften the edge and help integrate the site into the landscape:</u> <u>Retention of vegetation along Stoney Lane, except at the access point</u> <u>Development will be set back from Stoney Lane and a wide landscape buffer provided.</u> <u>Development will be set back from the northern boundary and a woodland belt provided</u></p> <p><i>Update indicative site plan to show a landscape buffer as follows:</i></p>

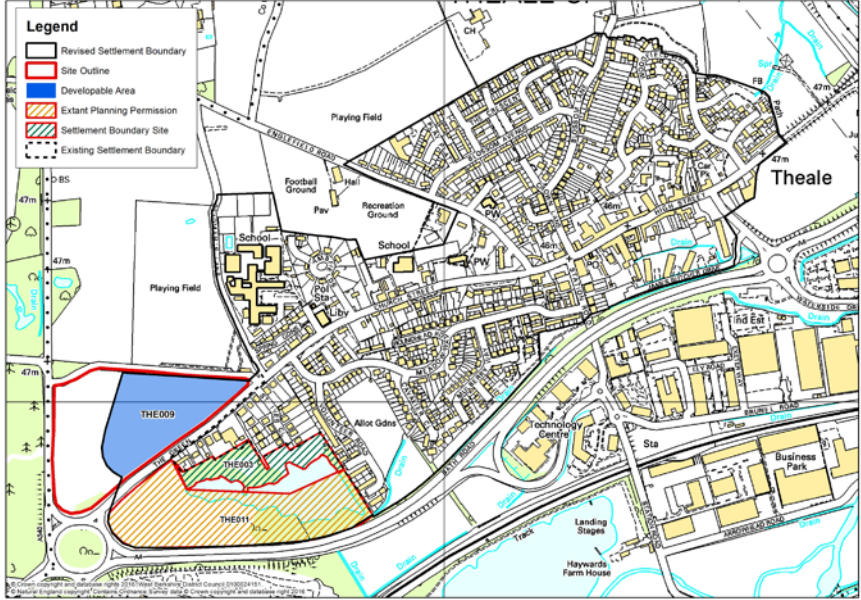
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			<p><i>Update indicative site plan in relation to listed building</i></p>  <p><i>Amend legend as follows: Required Landscape Buffer (in accordance with LCA)</i></p>
MM12	23	Policy HSA 6	<p><i>Amend developable area as follows: ... approximately 0.7 1.1 hectares.....</i></p>
MM13	25	Policy	<p><i>Amend the fifth bullet point of policy HSA 7 as follows:</i></p>

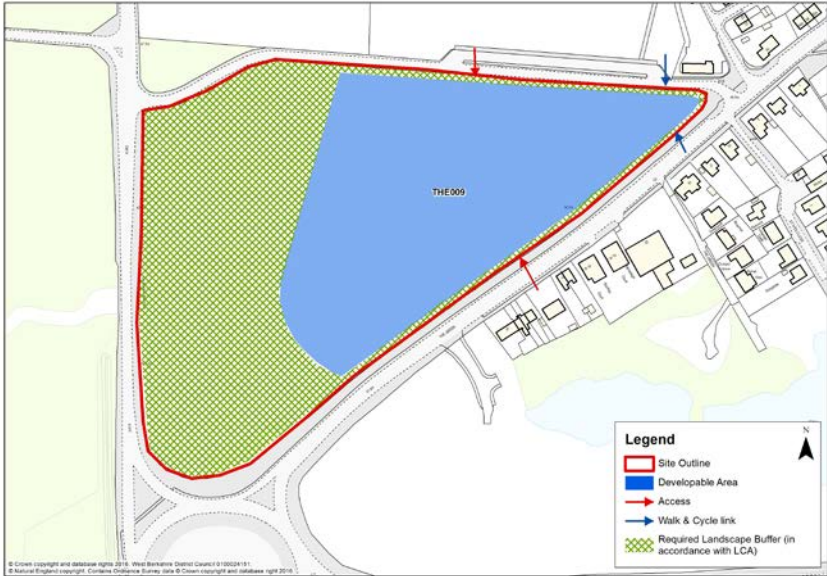
Ref	Page	Policy/ Paragraph	Proposed Main Modification
		HSA 7	Where possible, <u>To facilitate the future provision of a footways to link from the site with existing footways fronting St Finian's School.</u> <u>This would include the provision of a footway across the frontage of the site.</u>
MM14	28 & 29	Policy HSA 8	<p><i>Amend 2nd bullet point as follows:</i></p> <p>The site will be accessed from <u>either Clements Mead or Sulham Hill, with the final access being determined by the LVIA,</u> in order to preserve the semi-rural character of Sulham Hill.</p> <p><i>Consequent amendments to indicative site plan and legend as follows:</i></p>  <p>The map shows a site boundary (red line) enclosing a developable area (blue area). A potential access point (orange arrow) is shown on Sulham Hill. Walk and cycle links (blue arrows) are shown along the site boundary and connecting to existing infrastructure. A required landscape buffer (green hatched area) is shown along the site boundary. The map also shows surrounding residential areas and a play area.</p>
MM15	28	Policy HSA 8	<p><i>Amend developable area as follows:</i></p> <p>This site is 1.4 hectares with <u>has</u> a developable area of approximately 4 <u>1.2</u> hectares and will deliver in accordance with the following parameters:</p>
MM16	30	Para 2.26	<p><i>Amend developable area of both sites as follows:</i></p> <p>... EUA003 (0.8 approximately 0.7 hectares) and EUA008 (3.2 hectares with a developable area of 2.2 approximately 2.5</p>
MM17	34	Policy HSA 11	<p><i>Amend developable area as follows:</i></p> <p>... approximately 4.2 <u>1</u> hectares.....</p>

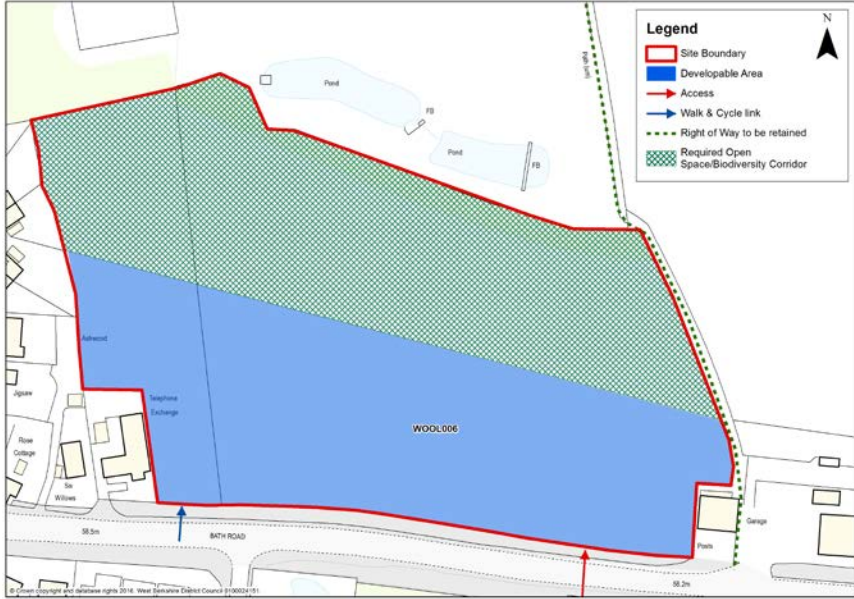
Ref	Page	Policy/ Paragraph	Proposed Main Modification
MM18	36	Policy HSA 12	<p><i>Amend the beginning of the policy, the first bullet point and the seventh bullet point (sub-bullet 2) as follows:</i></p> <p>The site has a developable area of 4.7<u>approximately 4</u> hectares and will be delivered in accordance with the following parameters:</p> <p>The provision of approximately 100 <u>between 150 and 200</u> dwellings...</p> <p>The scheme will comprise a development design and layout that will:</p> <p>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. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.</p> <p><i>Update indicative site plan to show revised developable area</i></p>

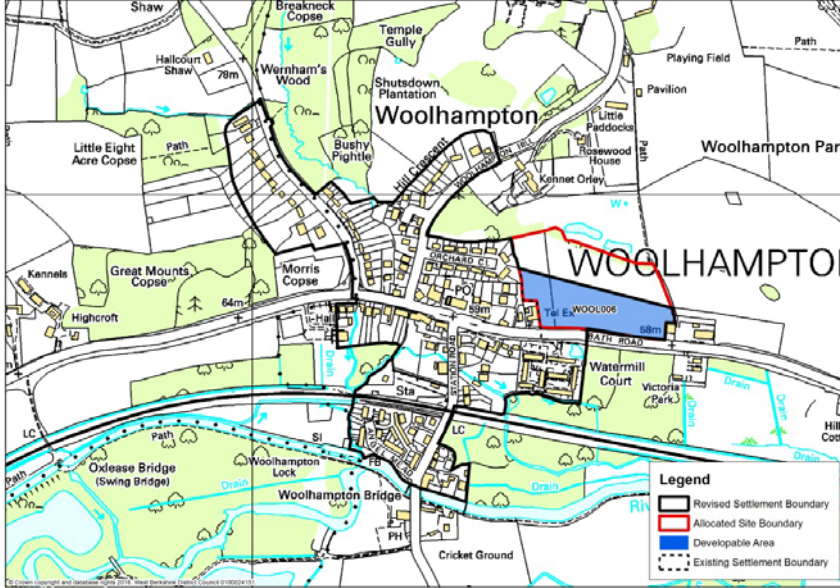
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p data-bbox="519 1152 1467 1184"><i>Consequent amendments to settlement boundary map in Appendix 6 as follows:</i></p>


Ref	Page	Policy/ Paragraph	Proposed Main Modification
			
MM19	38	Policy HSA 13	<p><i>Amend policy bullet point 6.2 as follows:</i> 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. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.</p>
MM20	38	Policy HSA 13	<p><i>Amend developable area as follows:</i> ... of just under a approximately 1 hectare.....</p>
MM21	40 & 41,	Policy HSA 14	<p><i>Delete policy, indicative site plan and delivery and monitoring section from DPD</i> <i>Removal of site and figures in relevant text and tables in Appendix 1</i></p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
	107,108 & 110, 141	Appendix 1 and Appendix 6	<p><i>Removal of site from Theale map in Appendix 6</i></p> <p><i>Amend paragraph 2.28 as follows:</i></p> <p>The settlement boundary of Theale has been redrawn around the developable area of the site being allocated, and around the <u>whole committed south Lakeside site</u>. <u>The southern portion of the site already has an extant planning permission for residential development and inclusion of the whole site would help to enable a comprehensive scheme which takes account of the nature and character of the area.</u> No other changes have been made. This is shown on the Policies Map and a map of Theale can be found in Appendix 6.</p> 
MM22	42	Policy HSA 15	<p><i>Amend policy as follows:</i></p> <p>The site has a developable area of 2.3 <u>3.4</u> ha <u>hectares...</u></p> <p>Provision of approximately 70 <u>100</u> dwellings...</p> <p><i>Update indicative site plan to show the revised developable area and to reflect removal of site ref THE003 as follows:</i></p>


Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p><i>Amend legend as follows:</i> Tree/Hedge Planting Required Landscape Buffer (in accordance with LCA)</p> <p><i>Consequent amendments to settlement boundary map of Theale in Appendix 6</i></p>
MM23	45	Policy HSA 16	<p><i>Amend developable area as follows:</i> ... approximately 3.5 <u>4.8</u> hectares.....</p>
MM24	47	Policy HSA 17	<p><i>Amend developable area as follows:</i> ... approximately 2 <u>2.7</u> hectares.....</p>
MM25	50	Policy HSA 18	<p><i>Amend developable area as follows:</i> ... approximately 4 <u>1.2</u> hectares.....</p> <p><i>Amend the indicative site plan as follows:</i></p>

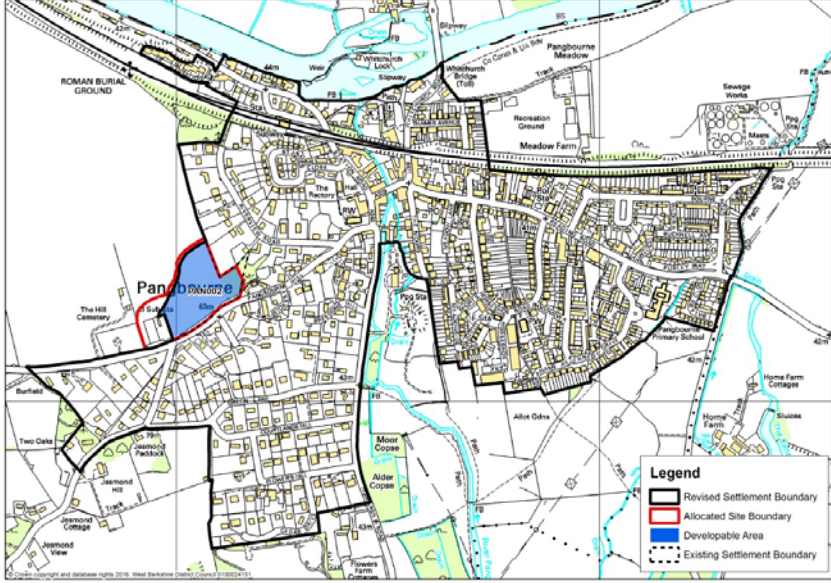
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			<p><i>Extend the developable area in the north western part of the site to include land behind 13 Orchard Close</i></p> <p><i>Extend the site boundary in the north to include the area required in the policy to be kept as open space/biodiversity corridor.</i></p>  <p><i>Consequent amendment to legend as follows:</i> <u>Required Open Space/Biodiversity Corridor</u></p> <p><i>Consequent amendments to settlement boundary map in Appendix 6 as follows:</i></p>

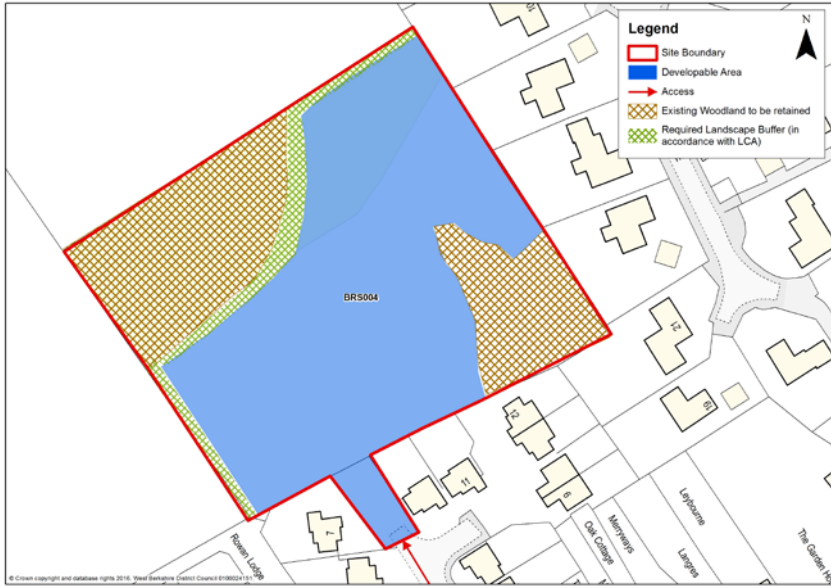
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			
MM26	53	Policy HSA 19	<p><i>Amend developable area as follows:</i> ... approximately <u>5.7</u> hectares.....</p>
MM27	53	Policy HSA 19	<p><i>Add bullet point to policy as follows:</i> <u>Provision of permanent allotments in association with the development of the site will be explored.</u></p>
MM28	55	Policy HSA 20 and indicative site plan	<p><i>Amend 2nd bullet point as follows:</i> 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 <u>pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site.</u> 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.</p> <p><i>Consequent amendments to indicative site plan as follows:</i> <u>Remove all orange 'potential access' arrows</u></p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			<p>Add red 'access' arrow from Lynch Lane Add two new pedestrian/cycle links to the north west</p>  <p>Amend legend as follows: Required Landscape Buffer (<u>in accordance with LSA</u>)</p>
MM29	55	Policy HSA 20	<p>Amend 5th and 6th bullet points as follows: 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 an <u>initial</u> 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 <u>further</u> 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 <u>habitats and</u> species are not adversely affected.</p> <p>Amend 10th bullet point as follows: <u>Development on the site will connect to the mains sewerage system.</u> Infiltration from groundwater into the network has been identified</p>


Ref	Page	Policy/ Paragraph	Proposed Main Modification
			as a strategic issue within Lambourn; therefore an integrated water supply and drainage strategy <u>will be required</u> . particularly useful for this site
MM30	55	Policy HSA 20	<i>Amend developable area as follows: ... approximately 3 <u>4.5</u> hectares.....</i>
MM31	57	Policy HSA 21 and HRA pages 14 and 15	<i>Amend 7th bullet point as follows: <u>Development on the site will connect to the mains sewerage system.</u> Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated water supply and drainage strategy <u>will be required for this site</u>. Would be particularly useful for this site <i>Add another bullet point as follows: <u>Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely affected</u></i></i>
MM32	57	Policy HSA 21	<i>Amend developable area as follows: ... approximately 0.6 <u>0.8</u> hectares.....</i>
MM33	60	Indicative site plan for Policy HSA 22	<i>Amend indicative site plan as follows: Remove sub-station from developable area. Replace tree/hedge planting along Pangbourne Hill with narrow landscape buffer and extend across the front of the electricity sub-station Move potential access arrow to west of the electricity sub-station and confirm it will be the access to the site Extend the site boundary to the north of the sub-station in order to accommodate the main road to the site and widen the landscape buffer accordingly.</i>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p>The map shows a site labeled PAN002. A red line indicates the site outline. A large blue area within the site is designated as the developable area. A green hatched area surrounds the developable area, representing the required landscape buffer. A red arrow points to an access point. A brown hatched area indicates an electricity substation. A legend in the bottom right corner defines these symbols: Site Outline (red line), Developable Area (blue fill), Access (red arrow), Required Landscape Buffer (in accordance with LSA) (green hatched fill), and Electricity Substation (brown hatched fill).</p> <p><i>Consequent amendment to legend as follows:</i> Tree and Hedge Planting Required Landscape Buffer <u>(in accordance with LSA)</u></p> <p><i>Consequent amendments to settlement boundary map in Appendix 6 as follows:</i></p>

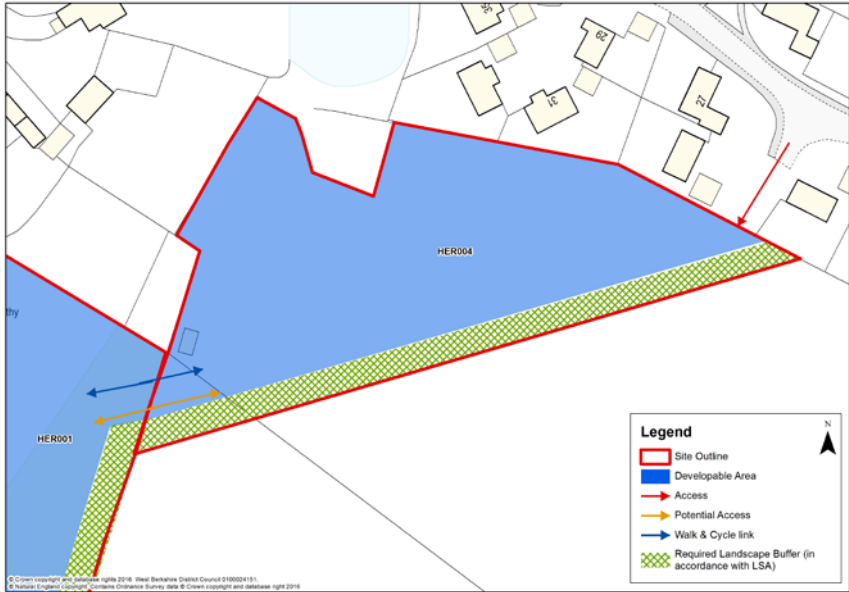
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p>The map displays the Pangbourne settlement with various boundaries and features. A legend in the bottom right corner identifies: Revised Settlement Boundary (solid black line), Allocated Site Boundary (red outline), Developable Area (blue shaded region), and Existing Settlement Boundary (dashed black line). The developable area is located in the western part of the settlement, near the Roman Burial Ground and The Hill Cemetery. Other labeled areas include Moor Copse, Alder Copse, and Home Farm.</p>
MM34	59	Policy HSA 22	<p><i>Amend developable area as follows: ... approximately 2.4 <u>2.24</u> hectares.....</i></p>
MM35	61	Policy HSA 23	<p><i>Amend developable area as follows: ... 0.58 <u>approximately 0.6</u> hectares.....</i></p> <p><i>Amend the indicative site plan as follows: Remove the protected trees in the eastern part of the site from the developable area</i></p>

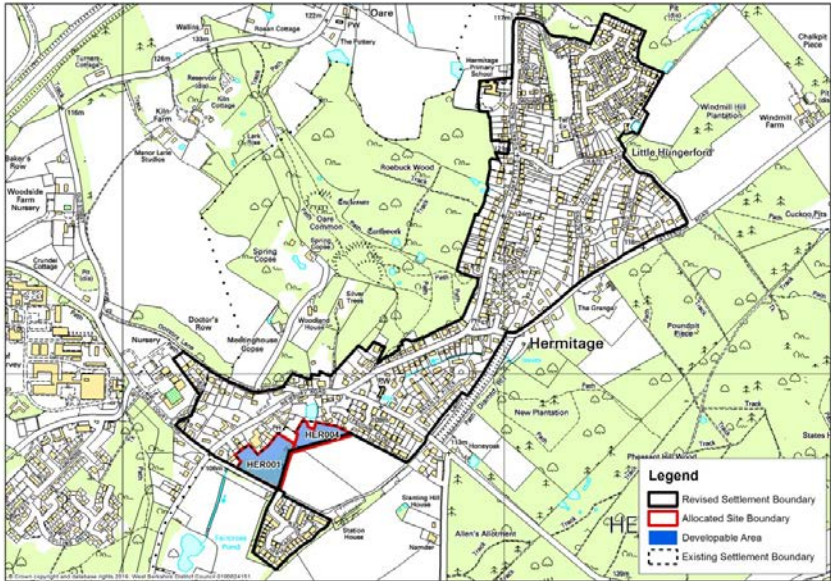
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p>The map shows a site labeled BRS004. A red line indicates the site boundary. A blue area within the boundary is designated as the developable area. A red arrow points to an access point. Yellow hatched areas represent existing woodland to be retained. Green hatched areas represent the required landscape buffer in accordance with LCA. The map includes a legend, a north arrow, and street names: Roman Lodge, Golf Course, Wilmers, Lyphons, Langley, and The Green Ho.</p> <p><i>Amend legend as follows:</i> <u>Required Landscape Buffer (in accordance with LCA)</u></p>
MM36	61	Policy HSA 23	<p><i>Add new bullet point:</i> <u>An arboricultural survey will be required to inform the delivery of the site as there are protected trees present.</u></p>
MM37	63	Paragraph 2.54	<p><i>Delete final bullet point.</i> Boundary altered to south of Chieveley at Green Lane to follow curtilage of dwellings. Includes sites CHI017 and CHI001. <i>Consequent amendments to settlement boundary map as follows:</i></p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
MM38	65	Policy HSA 24	<p><i>Add a final sentence to the final bullet point of the policy as follows:</i></p> <p><u>....It will also explain how the special architectural and historic interest of the Compton Conservation Area and its setting has been taken into account.</u></p>
MM39	64	Policy	<p><i>Amend developable area as follows:</i></p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
		HSA 24	... approximately <u>7 9.1</u> hectares.....
MM40	67	Policy HSA 25	<i>Amend developable area as follows:</i> ... approximately 0-8 <u>1.1</u> hectares.....
MM41	67-68	Policy HSA 25 and indicative site plan	<p><i>Amend second bullet point as follows:</i> The site will be accessed via Station Road <u>and Charlotte Close</u> with the provision of linkages through the site to HER004 (Land to the south east of the Old Farmhouse).</p> <p><i>Consequent amendment to the indicative site plan to add a second access arrow at Charlotte Close.</i></p>  <p><i>Amend legend as follows:</i> Required Landscape Buffer <u>(in accordance with LCA)</u></p>
MM42	67	Policy HSA 25	<i>Delete sub-bullet 4 of bullet point 5:</i> It is expected that the site is developed comprehensively together with HER004 (Land to the south east of The Old Farmhouse) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			linkages between the two.
MM43	69	Policy HSA 26	<i>Amend developable area as follows: ... approximately 0.5 0.6 hectares.....</i>
MM44	69	Policy HSA 26	<p><i>Delete sub bullet 3 of bullet point 2: It is expected that the site is developed comprehensively together with HER001 (Land off Charlotte Close) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two.</i></p> <p><i>Amend bullet point 4 as follows: The site will be accessed via Lipscombe Close with the provision of linkages through the site to HER001 (Land off Charlotte Close). Access can <u>also</u> be provided off Station Road if the site is developed in conjunction with HER001. An additional access to the site can be obtained via Lipscombe Close, with the provision of linkages through the site to HER001 (Land off Charlotte Close).</i></p> <p><i>Amend indicative site plan: Extend the south eastern boundary of the site slightly southwards to show the developable area of the site includes the access to Lipscombe Close with the landscape buffer widened to the south.</i></p>

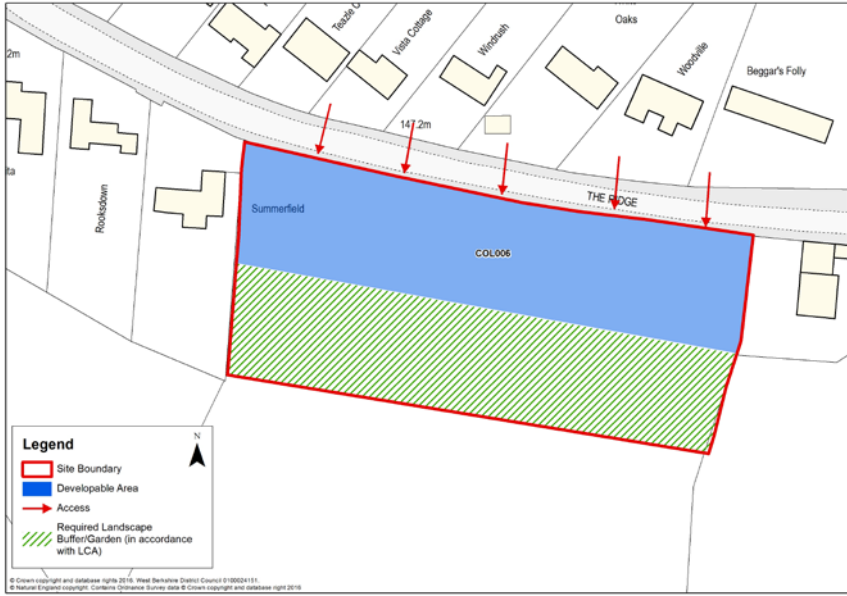
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p data-bbox="533 874 1377 949"><i>Amend legend as follows:</i> Required Landscape Buffer (<u>in accordance with LCA</u>)</p> <p data-bbox="533 997 1377 1026"><i>Consequent amendments to settlement boundary map in Appendix 6 as follows:</i></p>

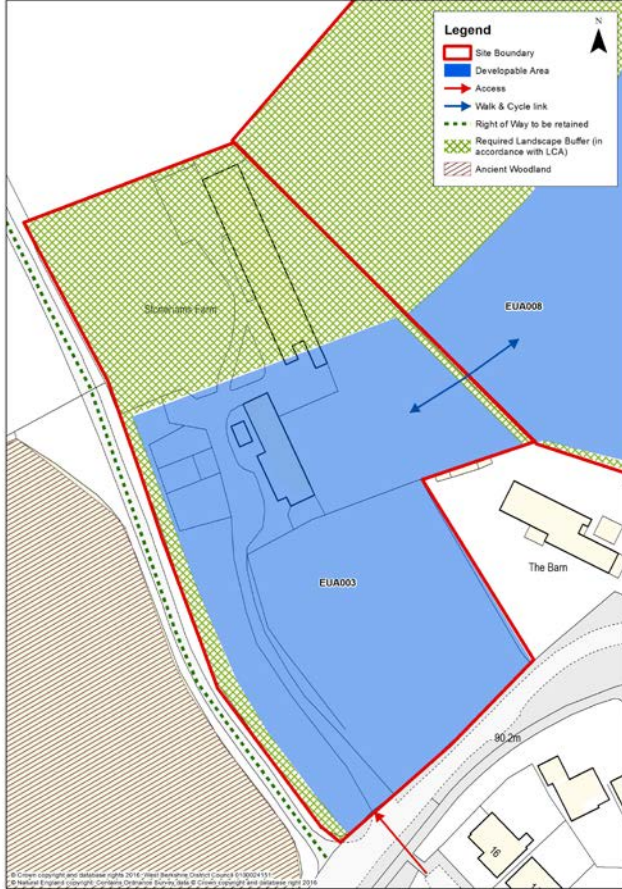
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			
MM45	69	Policy HSA 26	<p><i>Amend bullet point 6:</i> An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. <u>A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. The final developable area will be dependent upon the extent of any</u> Appropriate avoidance and mitigation measures <u>will need required</u> to be implemented, to ensure any protected species <u>are will not be</u> adversely affected.</p>
MM46	70	2.57	<p><i>Add additional bullet point:</i> <u>Boundary altered to include the properties at Hermitage Green</u></p>
MM47	79	Policy TS 3 Para 1.42 Para 3.19	<p><i>Delete policy, supporting text and indicative site plan. Update subsequent policy numbers. Remove paragraph 1.42</i> <i>Amend paragraph 3.19:</i> <u>Clappers Farm Area of Search (GTTS6)</u></p>
MM48	85	Policy C1, table	<p><i>Include the following settlements in the table:</i> <u>Burghfield, Curridge, Donnington, Eddington, Upper Bucklebury, Wickham.</u></p>
MM49	84-85	Policy C1 and para	<p><i>Amend 3rd sentence of policy as follows:</i> Exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural</p>

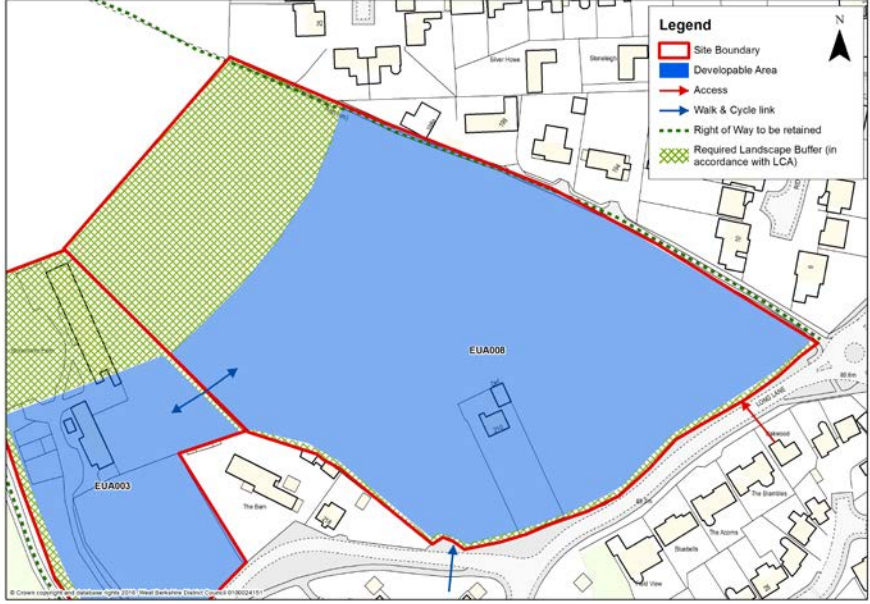
Ref	Page	Policy/ Paragraph	Proposed Main Modification																																																
		4.9	<p>workers, and extension to or replacement of existing residential units <u>and limited infill in settlements in the countryside with no defined settlement boundary.</u></p> <p><i>Remove the first sentence of para 4.9 as follows:</i> 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.</p>																																																
MM50	93-94	Policy C5, Supporting Text	<p><i>Include after existing paragraph 4.37:</i> <u>There are a number of existing educational and institutional establishments within the rural area of West Berkshire. Policy C5 does not apply to these uses. The policy provisions for new development associated with these establishments are set out in saved policy ENV.27 of the West Berkshire District Local Plan.</u></p> <p><i>Subsequent paragraphs need re-numbering.</i> <i>Amend first sentence of paragraph 4.42 as follows:</i> Many people work in rural areas in offices, schools, workshops.....</p>																																																
MM51	93	Policy C5, criterion vii	<p><i>Reword criteria as follows:</i> No dwelling serving or closely associated with the rural enterprise has recently been <u>either sold or changed converted</u> from a residential use or otherwise separated from the holding within the last 10 years. <u>The act of severance may override the evidence of need.</u> of the application for a new dwelling or converted from a residential use.</p>																																																
MM52	100	Policy P1	<p><i>Amend table as follows:</i> Merge columns for 1 and 2 bed flats in EUA zones, so 1 & 2 bed flats require 1.5 spaces. Change the requirement for 2 bed flats in zone 1 to 1 space per dwellings in line with 2 bed houses in this zone.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th colspan="3">Flats (+1 additional space per 5 flats <u>for visitors</u>)</th> <th colspan="4">Houses</th> </tr> <tr> <th>Bedrooms</th> <th>1</th> <th>2</th> <th>3</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> </thead> <tbody> <tr> <td>Zone 1</td> <td>0.75</td> <td>1.251</td> <td>2</td> <td>1</td> <td>1</td> <td>2</td> <td>2</td> </tr> <tr> <td>Zone 2</td> <td>1.25</td> <td>1.5</td> <td>2</td> <td>1.25</td> <td>2</td> <td>2.5</td> <td>2.5</td> </tr> <tr> <td>Zone 3</td> <td>1.5</td> <td>1.75</td> <td>2</td> <td>1.5</td> <td>2</td> <td>2.5</td> <td>3</td> </tr> <tr> <td>EUA Zone</td> <td colspan="2">1.5</td> <td>2</td> <td>1</td> <td>2</td> <td>2</td> <td>3</td> </tr> </tbody> </table>		Flats (+1 additional space per 5 flats <u>for visitors</u>)			Houses				Bedrooms	1	2	3	1	2	3	4	Zone 1	0.75	1.25 1	2	1	1	2	2	Zone 2	1.25	1.5	2	1.25	2	2.5	2.5	Zone 3	1.5	1.75	2	1.5	2	2.5	3	EUA Zone	1.5		2	1	2	2	3
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EUA Zone	1.5		2	1	2	2	3																																												

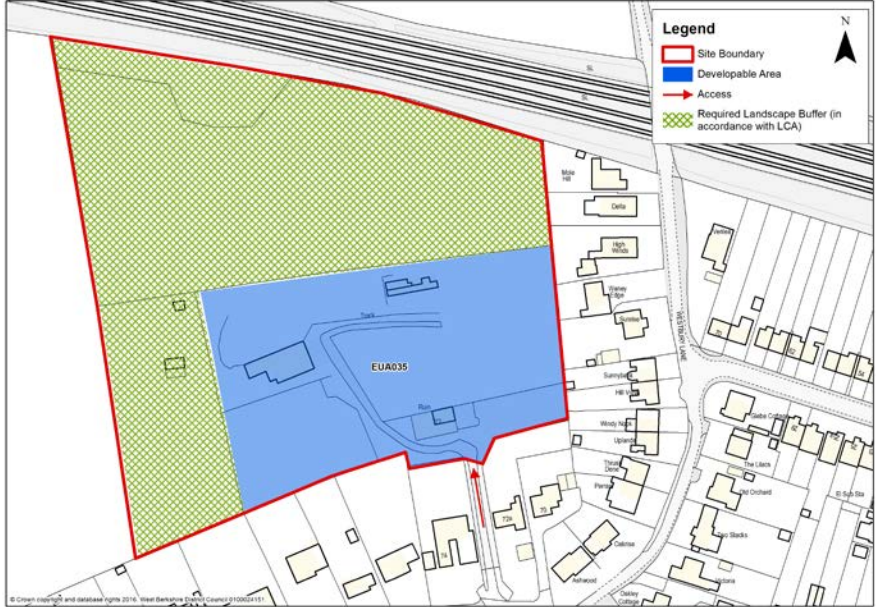
Ref	Page	Policy/ Paragraph	Proposed Main Modification
MM53	121	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'developable area':</i></p> <p><u>The site area in the policy relates to the developable, or gross area, shown in blue on the accompanying indicative site plan.</u></p> <p><u>For some sites, the developable area shown on the plan is smaller than the site area shown by the red line. This is to take account of physical or landscape issues which limit development of the whole site. Areas of land unsuitable for development, such as wooded areas, flood zones or those areas deemed unacceptable for development in landscape terms have been excluded from the developable area.</u></p> <p><u>For the purposes of calculating the approximate number of dwellings an adjustment has been made to allow for any landscape buffers, main access roads, open space and any other infrastructure or community provision. Densities have then been applied to the "net" area. No adjustment has been made for small sites of under 0.4 hectares. For sites of greater than 0.4 hectares but less than 2 hectares it has been assumed that the net area is 80% of the gross area and for sites of over 2 hectares, 70%. For most sites an average density of 30 dwellings per hectare has been assumed, with a lower density of 20 dwellings per hectare in the AONB.</u></p> <p><u>In some cases, where LCA/LSA has specified the need for a landscape buffer, the net area has been taken to be the same as the gross or developable area. Where this is the case the detailed requirements for the open space/landscape buffer are set out in the site policy.</u></p> <p><u>The net area achieved will depend on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and specific site characteristics. Final densities will depend on the housing type and mix. Approximate numbers are therefore given in the site policies to enable some flexibility at the more detailed design stage.</u></p>
MM54	124, 26, 31, 33, 35, 54, 58, 66	Appendix 4: Glossary and indicative site plans for HSA7, HSA9, HSA10, HSA11, HSA19, HSA21, HSA24	<p><i>Inclusion of a definition of a 'landscape buffer':</i></p> <p><u>The area shown as a landscape buffer on the indicative site plan which accompanies each site policy should be regarded as an area where all built development is excluded. The size of each of the buffers has been assessed as appropriate for that particular location in order to mitigate the impact of new development. Landscape buffers are designed to meet a number of purposes which will vary from site to site. Further details are set out in the relevant Landscape Sensitivity/Capacity Assessments (LSA/LCA) but in general these are to:</u></p> <ul style="list-style-type: none"> <u>Integrate the development into the surrounding landscape pattern</u> <u>Protect existing landscape features and sensitive landscapes such as the AONB or built environments such as Conservation Areas</u> <u>Contain the development or limit it to a certain area (such as below a particular contour) or relate it to the existing settlement pattern</u> <u>Provide informal open space to serve the development</u> <u>Respond to the local open space pattern</u> <u>Screen the housing to limit visual intrusion or soften the urban edge</u> <u>Provide new landscape features to enhance the local landscape as a landscape benefit of the development</u> <u>Protect the landscape character of gateways to the settlement</u> <u>Act as an acoustic buffer</u> <u>Conserve and enhance biodiversity</u>

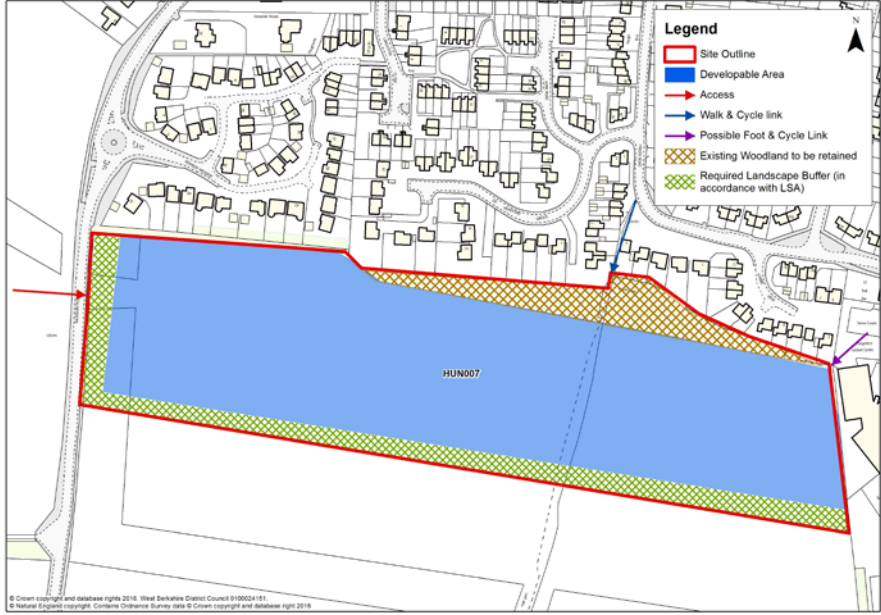
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			<p><u>Where appropriate, the following features are considered suitable in a landscape buffer:</u></p> <ul style="list-style-type: none"> <u>Woodland</u> <u>Tree belts and tree groups</u> <u>Hedgerows and hedgerow trees</u> <u>Grassland and meadow</u> <u>Wetland and SuDS</u> <u>Informal open space with footpaths, picnic areas</u> <u>Agricultural use, particularly pasture</u> <u>Orchards and foraging area</u> <u>Village greens</u> <p><u>The following would not normally be included in order to avoid urbanisation of the buffer but may be acceptable in some locations if specified in the DPD or LSA/LCA:</u></p> <ul style="list-style-type: none"> <u>Private gardens</u> <u>Allotments</u> <u>Play equipment</u> <u>Community buildings</u> <u>Sports facilities and other formal recreational facilities</u> <u>Road access to the adjoining housing allocation provided it is in keeping with the character of the receiving landscape. Lighting is unlikely to be acceptable.</u> <p><u>Where buffers lie on the outer edge of a site next to open countryside they are shown outside of the proposed settlement boundary and are considered to be part of the open countryside not the development area. This approach accords with the Council's criteria for the review of settlement boundaries.</u></p> <p><i>Consequent amendments to relevant indicative site plans where these have not been picked up in other main modifications:</i></p> <p>Policy HSA 7 <i>Amend legend as follows:</i></p> <p><u>Required Landscape Buffer/Garden (in accordance with LCA)</u></p>

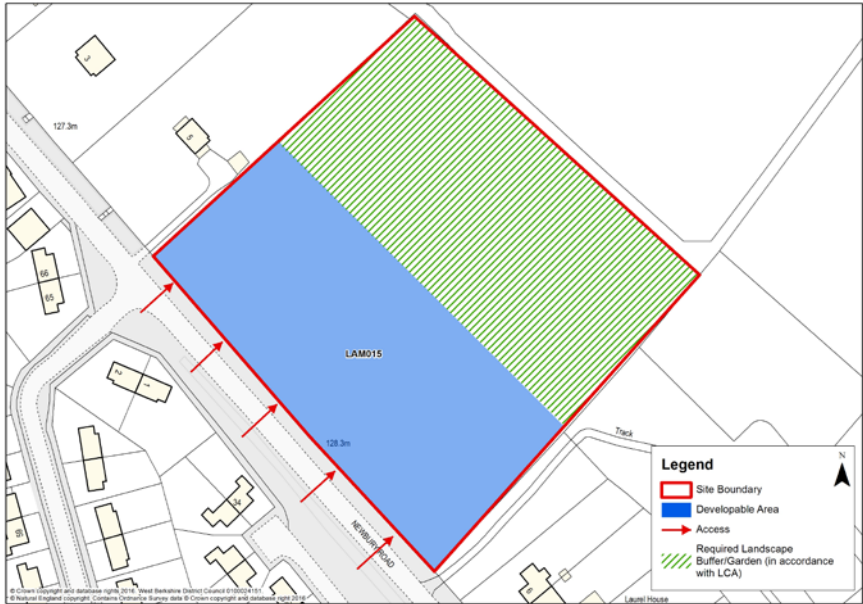
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p>The map shows a site boundary (red line) enclosing a developable area (blue) and a required landscape buffer (green hatched). The site is labeled 'Summerfield' and 'COL006'. It is situated next to 'THE RIDGE' road. Surrounding areas include 'Roadside', 'Waterside', 'Woodside', 'Oaks', and 'Beggar's Folly'. A '147.2m' distance is marked between the site and the road. A legend in the bottom left corner defines the symbols: Site Boundary (red line), Developable Area (blue), Access (red arrow), and Required Landscape Buffer/Garden (green hatched). A north arrow is also present.</p> <p>© Crown copyright and database right 2016. West Berkshire District Council 010004111. © Natural England copyright. Cornhill Ordnance Survey data © Crown copyright and database right 2016.</p> <p>Policy HSA 9 <i>Amend legend as follows:</i> Tree/Hedge Planting Required Landscape Buffer <u>(in accordance with LCA)</u> Required Woodland Buffer</p>

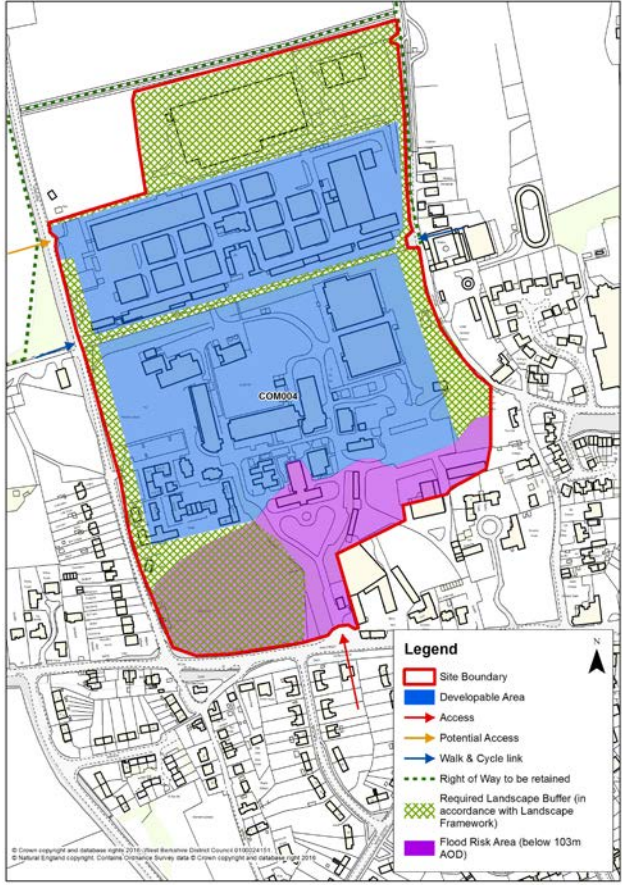
Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p data-bbox="519 1220 1153 1404"> Policy HSA 10 Amend legend as follows: Tree/Hedge Planting Required Landscape Buffer (in accordance with LCA) Required Woodland Buffer </p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p data-bbox="519 928 1153 1040">Policy HSA 11 Amend legend as follows: Required Landscape Buffer (<u>in accordance with LSA</u>)</p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p data-bbox="515 938 1153 1161"> Policy HSA 19 Amend legend as follows: Potential <u>Possible</u> Foot & Cycle Link Right of Way to be Retained Required Woodland Buffer Required Landscape Buffer <u>(in accordance with LSA)</u> </p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p>The map shows a site labeled 'HUN007' with a red outline. A large blue area within the site is designated as the 'Developable Area'. A red line indicates 'Access' to the site from the left. A blue line with arrows shows a 'Walk & Cycle link' along the top edge of the site. A purple line with arrows shows a 'Possible Foot & Cycle Link' along the right edge. A yellow hatched area along the top and right edges represents 'Existing Woodland to be retained'. A green hatched area along the bottom and right edges represents the 'Required Landscape Buffer (in accordance with LSA)'. A legend in the top right corner defines these symbols. A north arrow is also present.</p> <p>© Crown copyright and database rights 2016. West Berkshire District Council 010024 151. © National England copyright. Ordnance Survey data © Crown copyright and database right 2016.</p> <p>Policy HSA 21 <i>Amend legend as follows:</i> Tree and Hedge Planting <u>Required Landscape Buffer/Garden (in accordance with LCA)</u></p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p data-bbox="519 928 698 960">Policy HSA 24</p> <p data-bbox="519 965 833 997"><i>Amend legend as follows:</i></p> <p data-bbox="519 1005 824 1037">Tree and Hedge Planting</p> <p data-bbox="519 1045 1384 1077">Required Landscape Buffer (<u>in accordance with Landscape Framework</u>)</p>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			 <p>The map displays a site boundary in red. A large central area is shaded blue, representing the 'Developable Area'. A red arrow points to a specific location within this area, labeled 'Access'. A yellow arrow points to a nearby road, labeled 'Potential Access'. A blue arrow points to a path, labeled 'Walk & Cycle link'. A green dashed line indicates the 'Right of Way to be retained'. A green hatched area represents the 'Required Landscape Buffer'. A purple shaded area at the bottom right indicates the 'Flood Risk Area (below 103m AOD)'. The site is labeled 'COM004'.</p>
MM55	125	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'masterplan':</i></p> <p><u>A Master Plan provides design guidance for areas that are likely to undergo some form of development. They should be:</u></p> <ul style="list-style-type: none"> • <u>Visionary, raising aspirations for an area,</u> • <u>Deliverable, taking into account likely constraints and implementation timescales,</u> • <u>Integrated into the land use planning system,</u>

Ref	Page	Policy/ Paragraph	Proposed Main Modification
			<ul style="list-style-type: none"> • <u>Flexible, allowing for changing circumstances and new opportunities.</u> • <u>Inclusive, being prepared with participation from local communities, and</u> • <u>Adaptable, allowing for existing areas to be thought of differently.</u> <p><u>The scope of a Master Plan should be proportionate to the scale of development.</u></p>
MM56	126	Appendix 4: Glossary	<p><u>Inclusion of a definition of 'parking zones':</u> <u>West Berkshire has 4 parking zones, covering the areas set out below:</u> <u>Zone 1</u> - Core Town Centres plus 5 minute walking zone (eg. Newbury, Thatcham, Hungerford, Pangbourne and Theale town centres) <u>Zone 2</u> - Communities with core town centre zones, with a 500m buffer outside adopted settlement boundary (eg. Newbury, Thatcham, Hungerford, Pangbourne and Theale) <u>Zone 3</u> - Remainder of the District (eg. All areas of District not within zones 1, 2, or EUA zone) <u>EUA Zone</u> - Entirety of the Eastern Urban Area with 500m buffer outside adopted settlement boundary (Calcot, Purley-on-Thames, Tilehurst). <u>Maps showing the zones are available on the Council's interactive map</u></p>